



# Urban Planning and Land Use

701 North 7<sup>th</sup> Street, Room 423  
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**To:** City Planning Commission  
**From:** City Staff  
**Date:** February 12, 2018  
**Re:** **Petition #PR-2017-36**

## GENERAL INFORMATION

**Applicant:**  
Kevin Quinn

**Status of Applicant:**  
Representative  
John Tucker with BHC Rhodes  
7101 College Boulevard, Suite 400  
Overland Park, KS 66210

**Requested Action:**  
Approve Preliminary and Final Plan  
Review

**Date of Application:**  
July 28, 2017

**Purpose:**  
To build a private car wash and  
detailing facility and an overflow lot  
for Honda dealership

**Property Location:**  
2200 99<sup>th</sup> Street, 10010 Lafayette Avenue and 9900 Parallel Parkway

**Existing Zoning:** CP-2 Planned General Business District



**Surrounding Zoning:**      **North:**      A-G Agriculture and CP-2 Planned General Business Districts  
   **South:**      CP-2 Planned General Business District  
   **East:**      A-G Agriculture District  
   **West:**      A-G Agriculture and CP-2 Planned General Business Districts

**Existing Uses:** **North:**      Undeveloped land and an auto body/collision center (across Lafayette Avenue)  
   **South:**      Honda automotive dealership and a convenience store (across Parallel Parkway)  
   **East:**      Auto body/collision center and single-family homes (across North 99<sup>th</sup> Street)  
   **West:**      Undeveloped land and Honda automotive dealership

**Total Tract Size:**    4.61 acres

**Master Plan Designation:** The City-Wide Master Plan designates these properties as Planned Commercial.

**Major Street Plan:** The Major Street Plan classifies Parallel Parkway as a Class A Thoroughfare.

**Advertisement:**      Property Owner Letters – August 16, 2017, September 1, 2017, October 2, 2017, November 2, 2017, November 30, 2017, and January 3, 2018  
   Wyandotte Echo – None Required

**Public Hearing:**      February 12, 2018

**Public Opposition:**      None to date

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, Kevin Quinn with KCK Development II wants to build a car wash and detailing facility at 10100 Lafayette Avenue, build a parking lot for overflow vehicles for Honda at 2200 99<sup>th</sup> Street and re-design detention basins at 9900 Parallel Parkway.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

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## FACTORS TO BE CONSIDERED

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**1. *Neighborhood character.***

These two sites are at the eastern edge of commercial development on Parallel Parkway. Legends Auto Plaza and Schlitterbahn East Retail are south of Parallel bordered by I-435 to the west and 98<sup>th</sup> Street to the east.

**2. *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 uses in this development will not substantially increase traffic in way that could impact the current volume of traffic traveling on North 99<sup>th</sup> Street and Parallel Parkway, however with the overflow lot, there may be additional transport trucks to Honda because the inventory will be larger.

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

The proposed uses conform to the Master Plan.

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

**a. *Water service***

Available

**b. *Sanitary sewer service***

Available

**c. *Storm water control***

To be designed to meet City Code

**d. *Police***

Police service provided by West Patrol, District #225

**e. *Fire***

Fire service provided by Station #6

**f. *Transit***

Kansas City ATA provides transit service along Parallel Parkway, Route #116.

**g. Schools**

Kansas City, Kansas USD 500

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

The proposed use is capable of meeting applicable ordinance and other requirements.

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**PREVIOUS ACTIONS**

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None

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**NEIGHBORHOOD MEETING**

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The applicant held a neighborhood meeting on August 24, 2017. According to the applicant, no one appeared at the meeting in opposition.

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**KEY ISSUES**

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Compliance with the Commercial Design Guidelines  
Public Works comments

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**STAFF COMMENTS AND SUGGESTIONS**

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**Urban Planning and Land Use Comments:**

**General Planning:**

1. Any wind turbines shall comply with the wind turbine ordinance.

*Applicant Response: Acknowledged.*

2. Because 99<sup>th</sup> Street is part of the trail network, specifically the On-Street Bike Route Connections (Share the Road), all new trails shall subscribe to the following:
  - Provide at least a 10-foot-wide path and will include enhanced pedestrian amenities including wayfinding and interpretative signage, benches, litter receptacles and generous landscaping.
  - All trails will be illuminated with pedestrian lights with a consistent spacing.
  - All sidewalk and trails should meet the requirements of the American with Disabilities Act Accessibility Guidelines (ADAAG).

*Applicant Response: A trail has been provided, the south portion had to be 8' due to existing storm box interference, but we widened to 10' once possible.*

*Each connection to the street uses ADA compliant ramps per UG standard details.*

3. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided.

***Applicant Response:*** *A sidewalk has been provided per the Public Improvement Plans.*

4. All overhead doors shall be closed when automobiles are being detailed.

***Applicant Response:*** *Acknowledged.*

5. Indicate how KCKFD will have access to the rear of the building if a drive is not provided for them.

***Applicant Response:*** *After further discussions with the Fire Marshal, our layout was approved with a revised entrance.*

6. The applicant is seeking a deviation from the Commercial Design Guidelines to construct an 9' cast in place concrete retaining wall, which will not be terraced. See attachments for deviation request letter.

**Staff Response:** The retaining wall is along the south property line, adjacent to Lafayette Avenue. The wall is internal to the development, facing the front of the building, so it will not be visible until one enters the site to park their vehicle. The wall shall be textured and integrally-colored to match the modular block walls within the Legends Auto Mall development.

### **Building and Architectural Design:**

1. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of at least three of the following techniques:
  - a. Divisions or breaks in materials;
  - b. Building offsets (projections, recesses, niches);
  - c. Window bays;
  - d. Separate entrances and entry treatment; or

e. Variation in rooflines.

The techniques in addition to building articulation need to be integrated into the design of each façade. While Lot 4 is the furthest setback from Parallel Parkway, Lafayette Avenue is a through way for residents south of Georgia Avenue to access I-435 through North 100<sup>th</sup> Terrace. The same level of architectural detail for Legends Toyota and Legends Honda should be incorporated into this building.

**Applicant Response:** *We have incorporated three of the techniques listed above as follows:*

- *Our elevations include material variations such as precast concrete panels with two levels of sandblast finish, brick, along with anodized clear aluminum storefront with reflective blue glass.*
- *Our revised elevations include an additional building offset when the carwash portion of the building shifted to the east, creating a building offset required for the north elevation on the east side, please refer revised sheet A-1 attached.*
- *Our elevations include variation in roof lines while maintaining visual screening of rooftop units and equipment as required.*

**Staff Response:** While the precast concrete panels will have a sandblasted finish, they shall be integrally-colored, darker than typical, ashen gray concrete and match B-Street Collision Center once their paneling is approved.

2. Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall shall be painted to match the building.

**Applicant Response:** *Please refer to revised sheet A-1 for the addition of architecturally compliant screen wall along the east face of the building, covering all utility boxes, meters, and connections.*

3. Since the building will have high visibility from various angles, scuppers and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized.

**Applicant Response:** *We do not indicate scuppers or downspouts in the design of this building to be exposed. We intend to internalize roof drain lines and to provide lambs tongues for roof overflow. Please refer to revised sheet A-1 for locations of lambs tongue locations.*

4. Overhead doors shall be painted to match the building.

**Applicant Response:** *We intended for these doors to match the finish out of the southwest aluminum storefront as clear anodized aluminum. Please refer to revised sheet A-1 for finish of overhead doors intended.*

5. The gas canopy columns shall be wrapped in the same thin brick used in the construction of the Legends Reconditioning Center.

***Applicant Response:*** Please refer to revised sheet A-1 for thin brick faced columns at fuel canopy.

**Landscaping and Screening:**

1. Based on the landscaping requirements in the CP-2 Planned General Business District (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), twenty-five (25) trees are required to be planted for the Honda parking lot and twenty-one (21) trees are required to be planted for the car wash and detail facility. These totals do not include the street tree requirement or trees to be planted in parking lot islands.

***Applicant Response:*** Landscape plans have been updated to include the required quantity of trees.

2. Sec. 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

***Applicant Response:*** A continuous row of shrubs is proposed between all parking areas and public streets.

3. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
  - a. One tree with a minimum caliper of two inches (ornamental) evergreen trees must be (at least six feet tall when planted) provided for every 30 feet of street easement or frontage.
  - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between street trees.

***Applicant Response:*** Street trees have been updated per requirements.

4. Sec. 27-577(e)(4) Parking areas that cannot be grouped must include one landscaped island the size of one stall separating each 20 spaces.

The parking lot expansion for Honda needs to have two landscaped islands, one located along the row of parking facing North 99<sup>th</sup> Street and the other facing Parallel Parkway.

***Applicant Response:*** All parking lot islands have been landscaped.

5. All landscaping shall be irrigated.

***Applicant Response:*** Irrigation ID plans have been updated to show all landscape areas receiving irrigation.

6. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the development and 3 gallons internal to the site when planted.

***Applicant Response:*** Plant sizes have been updated.

7. Only decorative lighting can be used on the exterior of the building. No wall pack lights or flood lights are permitted. This includes lights over the exit doors as required by the International Building Code (IBC).

***Applicant Response:*** Agreed.

8. All lighting, whether mounted on the building or in the parking lot shall have 90-degree cutoff fixtures.

***Applicant Response:*** Agreed.

9. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line.

***Applicant Response:*** Agreed.

**Staff Response:** The Lighting Plan does not comply with the code. There are numerous areas on the site where the lighting exceeds the one-foot candle requirement at the property line. The lighting plan must be revised prior to the issuance of a building permit to comply with the lighting requirements.

10. The trash enclosure for the car wash and detail facility shall be heavily landscaping and screened with an architectural wall that is comprised of the same building materials as the primary structure.

***Applicant Response:*** Heavy landscaping is proposed around the trash enclosure.

11. All roof mounted units shall be screened by the parapet of the building.

***Applicant Response:*** Agreed.



12. The wood privacy fence around the perimeter of the car wash and detailing facility, abutting the agriculturally zoned property to the north and west shall be 6' in height and have masonry columns every 32' on center.

***Applicant Response: Agreed.***

**Signage:**

1. Shall comply with the sign ordinance.

***Applicant Response: Agreed.***

**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) A global stability analysis and report for proposed retaining walls shall be provided and addressed prior to construction permit acquisition.
  - 2) A proposed Legends Auto Mall 4<sup>th</sup> Plat shall be approved by the UG and the Planning Commission 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

**Staff Conclusion:**

The applicant has worked with staff to resolve the majority of planning and engineering questions and comments. The site lighting cast at the property line shall be reduced. The applicant wants to match the color of their tilt-up concrete panels as B-Street Collision Center to the east, however staff is still working with B-Street's representatives to darken the color on their paneling. Staff requests allowing administrative approval by the City Planning Commission to let staff continue to work with the applicant regarding the color of the integrally-colored, tilt-up concrete panel, as B-Street Collision Center's paneling has yet to be finalized.

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**STAFF RECOMMENDATION**

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Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petition #PR-2017-36 subject to all comments and suggestions outlined in this staff report.

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**ATTACHMENTS**

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Applicant Response Letter  
Applicant Retaining Wall Height Deviation Letter  
Neighborhood Meeting Minutes  
Site Plan  
Grading Plan  
Utility Plan  
Lighting Plan  
Landscape Plan – Honda Overflow Lot  
Landscape Plan – Recon Center and Car Wash  
Building Elevations – Recon Center and Car Wash

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**REVIEW OF INFORMATION AND SCHEDULE**

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<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Preliminary and February 12, 2018		March 1, 2018
Final Plan		

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**STAFF CONTACT:**                      **Byron Toy, AICP**  
[btoy@wycokck.org](mailto:btoy@wycokck.org)

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**MOTIONS**

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I move the Kansas City, Kansas City Planning Commission recommend **APPROVAL** of Petition **#PR-2017-36** to the Unified Government Board of Commissioners 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 recommend **DENIAL** of Petition **#PR-2017-36** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.



December 15, 2017

**Re:** Legends Auto Mall – Site Civil Plans  
2200 99<sup>th</sup> Street and 10010 Lafayette Avenue  
(PR-2017-36)  
Staff Comments and Suggestions

The following are changes made per DRC plan review comments and suggestions:

General Planning:

1. Any wind turbines shall comply with the wind turbine ordinance. *N/A.*
2. Because 99<sup>th</sup> Street is part of the trail network, specifically the On-Street Bike Route Connections (Share the Road), all new trails shall subscribe to the following:
  - a. Provide at least a 10 foot wide path and will include enhanced pedestrian amenities including wayfinding and interpretative signage, benches, litter receptacles and generous landscaping.
  - b. All trails will be illuminated with pedestrian lights with a consistent spacing.
  - c. All sidewalk and trails should meet the requirements of the American with Disabilities Act Accessibility Guidelines (ADAAG).

*A trail has been provided, the south portion had to be 8' wide due to existing storm box interference, but we widened to 10' once possible. Each connection to the street uses ADA compliant ramps per UG standard details.*

3. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided.  
*A sidewalk has been provided per the Public Improvement Plans.*

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- 
4. All overhead doors shall be closed when automobiles are being detailed.
  5. Indicate how KCKFD will have access to the rear of the building if a drive is not provided for them.  
*After further discussions with the Fire Marshal, our layout was approved with a revised entrance.*

Building and Architectural Design:

See attached responses from Slaggie Architects.

Landscape and Screening:

1. Based on the landscaping requirements in the CP-2 Planned General Business District (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), twenty-five (25) trees are required to be planted for the Honda parking lot and twenty-one (21) trees are required to be planted for the car wash and detail facility.  
These totals do not include the street tree requirement or trees to be planted in parking lot islands.

*Landscape plans have been updated to include the required quantity of trees.*

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*A continuous row of shrubs is proposed between all parking areas and public streets.*
3. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
  - a. One tree with a minimum caliper of two inches (ornamental) evergreen trees must be (at least six feet tall when planted) provided for every 30 feet of street easement or frontage.
  - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between street trees.

*Street trees have been updated per requirements*

4. Sec. 27-577(e)(4) Parking areas that cannot be grouped must include one landscaped island the size of one stall separating each 20 spaces.  
*All parking islands have been landscaped.*

The parking lot expansion for Honda needs to have two landscaped islands, one located along the row of parking facing North 99<sup>th</sup> Street and the other facing Parallel Parkway.

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**BHC RHODES**  
Civil Engineering • Surveying • Utilities

5. All landscaping shall be irrigated.  
Irrigation ID plans have been updated to show all landscape areas receiving irrigation
6. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the development and 3 gallons internal to the site when planted.  
Plant sizes have been updated.
7. Only decorative lighting can be used on the exterior of the building. No wall pack lights or flood lights are permitted. This includes lights over the exit doors as required by the International Building Code (IBC).  
Agreed.
8. All lighting, whether mounted on the building or in the parking lot shall have 90 degree cutoff fixtures.  
Agreed.
9. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky- reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one foot candle as measured from said property line.  
Agreed.
10. The trash enclosure for the car wash and detail facility shall be heavily landscaping and screened with an architectural wall that is comprised of the same building materials as the primary structure.  
Heavy landscaping is proposed around the trash enclosure.
11. All roof mounted units shall be screened by the parapet of the building.  
Agreed.
12. The wood privacy fence around the perimeter of the car wash and detailing facility, abutting the agriculturally zoned property to the north and west shall be 6' in height and have masonry columns every 32' on center.  
Agreed.

Signage:

1. Shall comply with the sign ordinance.  
Agreed.

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ARCHITECTURE  
PLANNING  
INTERIORS  
GRAPHICS

December 15, 2017

Byron Toy, AICP  
Unified Government of Wyandotte County / Kansas City Kansas  
Department of Urban Planning and Land Use  
701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101

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Omaha, Nebraska 68154

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Re: **Response to Departmental Staff Comments and Suggestions  
Final Plat of Legends Auto Mall 3<sup>rd</sup> Plat and Petition #PR-2017-36  
2200 99<sup>th</sup> Street, 10010 Lafayette Avenue and 9900 Parallel Parkway  
Kansas City, Kansas**

Dear Byron:

Our responses to Departmental Staff Comments and Suggestions dated September 11, 2017, received August 22, 2017, for Legends Recon Center and Parking Lot are as follows:

### **Staff Comments and Suggestions**

#### **Building and Architectural Design:**

1. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45' in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques:
  - a. Division or breaks in materials;
  - b. Building offsets (projections, recesses, niches);
  - c. Window bays;
  - d. Separate entrances and entry treatment; or
  - e. Variation in rooflines.

The aforementioned techniques in addition to building articulation need to be integrated into the design of each façade. While Lot 4 is the furthest setback from Parallel Parkway, Lafayette Avenue is a through way for residents south of Georgia Avenue to access I-435 through North 100<sup>th</sup> Terrace. The same level of architectural detail for Legends Toyota and Legends Honda should be incorporated into this building.

#### **Response 1:**

We have incorporated three of the techniques listed above as follows:

- a. Division or breaks in materials  
Our elevations include material variations such as precast concrete panels with two levels of sandblast finish, brick, along with anodized clear aluminum storefront with reflective blue glass.
- b. Building offsets (projections, recesses, niches)  
Our revised elevations include an additional building offset when the Carwash portion of the building shifted to the east, creating a building offset required for the north elevation on the east side, please refer revised Sheet A-1 attached.
- c. Variation in rooflines  
Our elevations include variation in roof lines while maintaining visual screening of rooftop units and equipment required.

Legends Recon Center and Parking Lot 1 of 2  
Slaggie Architects, Inc.  
December 15, 2017

Response to  
Staff Comments and  
Suggestions

- Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall shall be painted to match the building.

**Response 2:**

Please refer to revised Sheet A-1 for the addition of architecturally compliant screen walls along the east face of the building, covering all utility boxes, meters, and connections.

- Since the building will have high visibility from various angles, scuppers and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened and all downspouts shall be internalized.

**Response 3:**

We do not indicate scuppers or downspouts in the design of this building to be exposed. We intend to internalize roof drain lines and to provide lambs tongues for roof overflow. Please refer to revised Sheet A-1 for locations of lambs tongue locations.

- Overhead doors shall be painted to match the building.

**Response 4:**

We intended for these doors to match the finish of the southwest aluminum storefront as clear anodized aluminum. Please refer to revised Sheet A-1 for finish of overhead doors intended.

- The gas canopy columns shall be wrapped in the same thin brick used on the construction of the Legends Reconditioning Center.

**Response 5:**

Please refer to revised Sheet A1 for thin brick faced columns at fuel canopy.

If you have any questions, please do not hesitate to write or call.

Sincerely,



Scott J. Slaggie  
Slaggie Architects, Inc.



February 1, 2018

Byron Toy, AICP  
Unified Government  
Principal Planner  
701 North 7<sup>th</sup> Street, Suite 423  
Kansas City, Kansas 66101

**Re:** Legends Auto Mall – Lot 4A Recon Center  
2200 99<sup>th</sup> Street and 10010 Lafayette Avenue  
(PR-2017-36)  
Retaining Wall Height Exception Letter (Code 27-575)

For the above project, we have designed a wall that is approximately 9' tall at its maximum on the southwest corner of Lot 4A. The wall height decreases travelling north and east from that corner. Site constraints are the primary factor we have used a wall higher than 6' as specified by the Unified Government Code Section 27-575. With the desired layout, space for a tiered wall isn't available without sacrificing a significant amount of usable parking and drive aisle space. In addition, this wall is inward facing, with the face of the wall only visible to employees working at the Recon Center. The wall will be textured and colored to appear similar to the modular block wall on the other corner of the site and not be a plain concrete face. In addition, a cable guard rail will be installed atop the wall to stop any vehicular traffic from driving over the wall.

A meeting was held on August 24<sup>th</sup>, 2017 at the Unified Government offices with the following present: Kimberly Ingham, Kate Patras and Byron Toy representing the Unified Government, Alan Kovar representing Slaggie Architects and John Tucker with BHC Rhodes. At the meeting this particular wall was discussed and the factors leading to a wall design that exceeds 6' in height. In addition, it was also discussed the Legends Honda facility across the street contains a similar inward facing retaining wall in excess of 6' in height. Per your request at that meeting and subsequent emails, this letter is requesting the code exception for the retaining wall height and tiering requirement set forth in the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

If you have any further questions feel free to contact me at 913-663-1900 or by email at [john.tucker@ibhc.com](mailto:john.tucker@ibhc.com).

Sincerely,

John Tucker, P.E.

Project Engineer

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**NEIGHBORHOOD MEETING MINUTES : LEGENDS AUTO MALL – LOTS 2 AND 4  
AUGUST 24, 2017 – LEGENDS TOYOTA CONFERENCE ROOM – PR-2017-36**

CALLED TO ORDER : August 24, 2017 AT 5:00 PM

**NEIGHBORHOOD REPRESENTATIVES PRESENT :**

Commissioner Melissa Bynum  
Dale Wilch  
Denise Wilch  
Mary Jane Gibson  
David Gibson  
Jean Langkop  
Jerry McPherson  
Carroll Macke  
Katie Macke

**PROJECT REPRESENTATIVES PRESENT :**

Kevin Quinn                      KCK Development II  
Duce Lett                         Legends Honda  
Scott Slaggie                     Slaggie Architects  
Alan Kovar                        Slaggie Architects  
Emily Wicoff                     BHC Rhodes  
Wil Anderson                    BHC Rhodes  
John Tucker                     BHC Rhodes

**MEETING AGENDA:**

1) Introductions:

Scott Slaggie introduced the group of representatives. He then turned it over to Kevin Quinn to explain the two projects to the group. Kevin explained that originally Lot 2 was to be a convenience store when Legends Honda was built. However, now the need is there for additional inventory storage for Legends Honda. As a result, they've decided as the owners of the land to develop the site for a parking lot expansion for Legends Honda. In addition, he explained that the Recon Center for Lot 4 would be a private car wash and detailing facility for both Legends Honda and Toyota to use. He explained that as a service to their clients, the dealerships wash and vacuum cars while service is being performed on the cars. The current areas they have to do this are too small to keep up with the demand and the new Recon Center will free up room on the existing lots and help keep up with the demand of washing cars.

2) Detailed Project Descriptions:

Scott took over the discussion and began by showing a series of renderings of the projects. A large TV screen was used to present these renderings and plan sheets to aid in the description of the projects. Lot 2 was described to be a very aesthetically pleasing attention grabber for the dealerships and to guide them toward Lafayette and the dealerships (since there is no turn lane for east bound traffic on Parallel). People can turn on 99<sup>th</sup> and follow the lot up to the corner of Lafayette and turn on Lafayette to reach the 2 dealerships. Retaining walls will be used on the corner to showcase the cars prominently on the corners. Lights will be designed and spaced to adhere to UG standards to minimize light pollution off the site.

Next, the Recon center was discussed. It was explained that the outside appearance of the building would be similar to the surrounding buildings (Toyota, Honda, and the Collision Center). In addition, Scott explained how traffic would flow in and out of the Recon center. He explained some of the operations of the Recon Center. The building will be enclosed and air conditioned so that employees can work in comfort and also to minimize noise to the surrounding neighborhood. The doors would be ones that raise and lower quickly to aid this. The fuel island was also discussed and it was explained that this was needed as a courtesy to top off customer's tanks during service and also that Honda and Toyota have regulations for new cars to have a certain amount of fuel in the tank when they are sold. This fueling

capability will allow the dealerships to provide fuel to customers in these instances much easier than is currently possible with the offsite fueling that is done now.

3) Questions – Person asking or answering the question is in (parenthesis):

1. Where is the Recon Center located? (Jean Langkop)
  - a. It is located immediately west of the currently under construction Collision Center. (Scott Slaggie)
2. How much work will be done in the parking lot of the Recon Center. (Carroll Macke)
  - a. No work will be done in the parking lot, the parking spaces will only be occupied by employee vehicles and vehicles waiting to be detailed or washed inside the Recon Center. (Duce Lett)
3. What is going to happen to the Trees/Hedge Row on the west side of the Recon Center – it appears to be along the property line and it isn't clear if its on the resident's property or the developers. (David Gibson)
  - a. UG Screening requirements will be met for the development. BHC will respond to the landowner to clarify where the property line is in relationship to the existing trees/hedgerow. (Scott Slaggie and Emily Wicoff)
4. What kind of fence screening is proposed? (David Gibson)
  - a. A solid wood fence with brick posts. (Scott Slaggie)
5. Lots of U-Turns occur on Parallel and 99<sup>th</sup> Street (not a question but a comment that several residents had)
  - a. Most making the U-Turn probably did not exit I-435 correctly and are trying to go Westbound on Parallel. If people are making the U-Turn in order to get to the dealerships, the expansion into Lot 2 should help guide them to Lafayette to get into the dealerships rather than making the illegal U-Turn.
6. Will pervious pavement be used in the parking lot? (Melissa Bynum)
  - a. Yes, the intent is to use pervious pavers in Lot 2 to help in water quality measures. Lot 4 will be standard pavement. (Scott Slaggie)
7. Will the road between Toyota and Honda remain? (Dale Wilch)
  - a. Yes, the public road there will remain, the private road east of Honda will be removed though for the parking expansion. (Scott Slaggie)
8. Will the lights match the current ones? (Jerry McPherson)
  - a. Yes, the lighting design will complement the current dealerships and not be glaring or overwhelming to the neighboring properties. (Scott Slaggie)
9. What is the project timeline? (Melissa Bynum)
  - a. With the approval process underway and still a couple months away, construction work on the project would probably not begin until next spring to let winter pass. (Kevin Quinn)
10. When will the Collision center be completed. (Carroll Macke)
  - a. The collision center is not under the same ownership anymore, so we can't answer that. It is currently under construction and should be done soon it appears. (Kevin Quinn)

4) Closing Remarks:

Scott again thanked everyone for coming and reiterated that UG guidelines and criteria are being followed and met for the project. One final call for questions and no one had any more.

















