



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission
From: Planning and Urban Design Staff
Date: March 13, 2023
Re: Final Plan Petition PR2023-002

GENERAL INFORMATION

Applicant:
Matt Gallinger

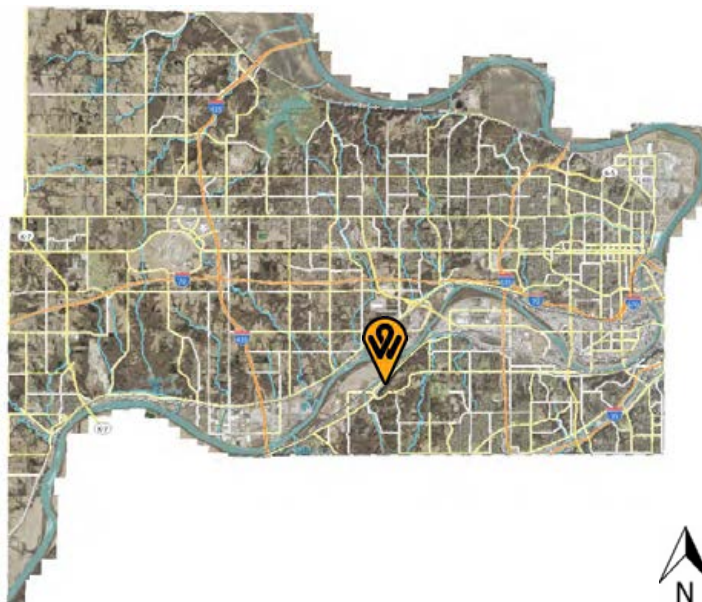
Status of Applicant:
Representative
American Concrete Company
6945 Inland Drive
Kansas City, Kansas 66106

Requested Action:
Approval of a Final Development Plan.

Date of Application:
January 20, 2023

Purpose:
To approve a Final Development Plan to add a 10,000 square foot addition and a crane to the American Concrete Company facility.

Property Location:
6945 Inland Drive
Kansas City, Kansas 66106



Commission Districts:	Commissioner At-Large, District #2: Tom Burroughs District #6 Commissioner: Angela Markley
Existing Zoning:	MP-3 Planned Heavy Industrial District
Adjacent Zoning:	North: MP-3 Planned Heavy Industrial District South: R-1 Single Family District East: R-1 Single Family District West: MP-3 Planned Heavy Industrial District
Existing Uses:	North: Laydown Yard South: Vacant Residential Parcel East: Vacant Residential Parcel West: Industrial Operation
Total Tract Size:	6.70 Acres
Master Plan Designation:	The City-Wide Master Plan designates the subject property as Rural Density Residential, which allows for agriculture, ranches, and large lot residential development.
Major Street Plan:	The Major Street Plan designates both Holiday Drive and Inland Drive as Class B Thoroughfares.
Parking Requirement:	Section 27-470(f) states “One (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. The proposed development will be approximately 26,000 square feet, which requires 26 parking spaces, two (2) of which being ADA compliant spaces. The proposed plan provides 47 parking spaces, two (2) of which are ADA compliant.
Advertisement:	Property Owner Letters – February 16, 2023 <u>Wyandotte Echo</u> – Not Applicable
Public Hearing:	March 13, 2023
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Matt Gallinger, is requesting a Final Development Plan Review to add a 10,000 square foot addition and a crane to the American Concrete Company facility at 6945 Inland Drive.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are not Notices of Violation on the subject property.

Outstanding or Related Permits and Cases:

1. 2023 – DRC23-0009 – Development Review Committee
2. 2022 – DRC22-0021 – Development Review Committee
3. 2022 – DRC22-0011 – Development Review Committee

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The subject property is located within the Morris Statistical Neighborhood and the Turner Community Connection neighborhood group. The neighborhood is a mix of industrial properties located along the Kansas River and Union Pacific Railroad, with primarily residential property located to the south and east, much of which features large parcels with generous setbacks and ample natural landscape buffering.

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 expansion of the business would reasonably result in the increase of traffic to the site as well as an increase in parking demand. The proposal provides 47 parking spaces, including two (2) ADA compliant spaces, well above the required 26 required spaces. The expansion of the use, while it will increase traffic, should not exceed the capacity of Inland Drive or Holiday Drive, both Class B Thoroughfares.

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

The City-Wide Master Plan designates the subject property as Rural Density Residential, which allows for agriculture, ranches, and large lot residential development. The proposed use is for a concrete processing plant, which is inherently a heavy industrial use. The proposed use does not conform to the Master Plan designation and has the potential to create major conflicts between

uses. The only designation this use could seek is to Industrial, however, the property does not have the required sanitary sewer infrastructure, therefore, staff recommends continuing with the current designation.

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

a. *Water service*

BPU provides water service.

b. *Sanitary sewer service*

There is no sanitary sewer service to the subject property.

c. *Storm water control*

The UG provides storm water control.

d. *Police*

Police service is provided by the South Patrol, District #334

e. *Fire*

Fire service is provided by Station #16, which is two (2) miles away.

f. *Transit*

There is no transit service to the subject property. The nearest transit service provided by KCATA Route 199, which provides micro-transit service and is located three (3) miles away.

g. *Schools*

Public Education is provided by Oak Grove Elementary School, Turner Middle School, and Turner High School under Turner USD 202.

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

With revisions to the proposed plan, including the addition of a sidewalk/trail, fencing, and landscaping, the proposed use is capable of meeting applicable ordinance and other requirements.

PREVIOUS ACTIONS

There have been no previous planning entitlements on the subject property.

NEIGHBORHOOD MEETING

A neighborhood meeting is not required for a Final Development Plan.

KEY ISSUES

Buffer
Fencing
Landscaping and Screening
Land Use Category
Paving Materials

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

- 1. Provide a landscape plan, demonstrating conformance with landscaping standards set by the M-3 Heavy Industrial District standards.**

Applicant Response: Included with this re-submittal is the previously approved LS Plan, which meets the M-3 district requirements – this landscaping has been installed and there are no plans for additional landscaping with this phase of construction.

- 2. As part of the goDotte County-Wide Mobility Plan, a trail is to be constructed along Holiday Drive. The applicant shall construct a 10-foot-wide sidewalk/trail along the southern property line along Holiday Drive.**

Applicant Response: The 10' concrete trail has been added along the Holiday drive frontage at the south boundary of the project.

- 3. Provide a dust mitigation plan.**

Applicant Response: We have added a series of notes to the Erosion Control Plan to incorporate dust mitigation into the development of the project.

- 4. Repair the fencing along Holiday Drive.**

Applicant Response: We have added callouts to the site plan to indicate that the existing wood privacy fence shall be repaired as needed and to verify the extent of the repairs with field conditions.

- 5. Replant any landscaping that has died.**

Applicant Response: We have added a note to the site plan to indicate that replacing dead landscaping would be required with this phase of construction.

- 6. If barbed wire fencing is installed, it must face inward towards the property, rather than outward, away from the property, as per Section 8-258(2).**

Applicant Response: There is no barbed wire planned with this phase of the project.

7. The drive isle may not be made with asphalt millings. The lay down pads may be asphalt millings.

Applicant Response: Acknowledged – All drives that are planned for the project are proposed to be concrete.

8. How tall is the proposed crane structure?

Applicant Response: The crane structure is proposed to be 27'-0" above grade.

9. The new building addition shall match the existing building in materiality and fenestration.

Applicant Response: Acknowledged – proposed building additions match the existing finishes, color and height.

Planning Engineering Comments:

- A. Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1. None
- B. Items that are conditions of approval:
 - 1. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- 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 RECOMMENDATION

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 **PR2023-002** subject to all comments and suggestions outlined in this staff report.

- 1. As part of the goDotte County-Wide Mobility Plan, a trail is to be constructed along Holiday Drive. The applicant shall construct a 10-foot-wide sidewalk/trail along the southern property line along Holiday Drive;**
- 2. Any landscaping that has died must be replaced and replanted;**
- 3. The drive aisle shall be concrete or asphalt. The lay down pads where materials are stored may be asphalt millings;**
- 4. The new building addition shall match the existing building in materiality and fenestration;**

5. 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;
6. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels;
7. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
8. 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;
9. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
10. The applicant has filed and maintained a current business occupation tax application;
11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
12. 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;
13. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

14. The Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Floor Plan
Elevations
Site Photos, Taken by Staff, Dated February 10, 2023

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	March 13, 2023	No consideration required
Final Plan		

STAFF CONTACT: **James Molloy**
jmolloy@wycokck.org

MOTIONS

I move the Kansas City, Kansas, City Planning Commission **APPROVE** Petition **PR2023-002** 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 **PR2023-002**, 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.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP

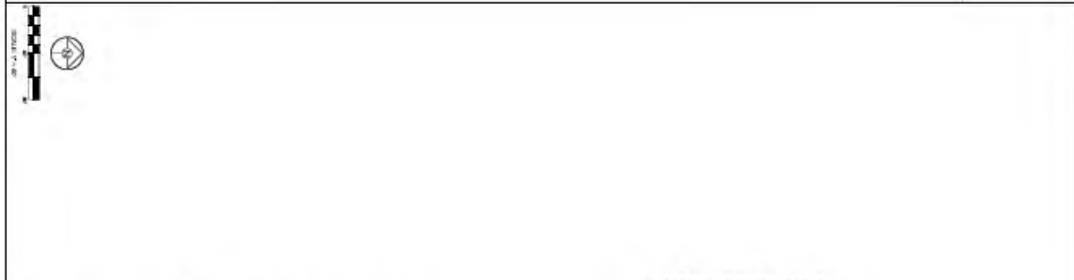
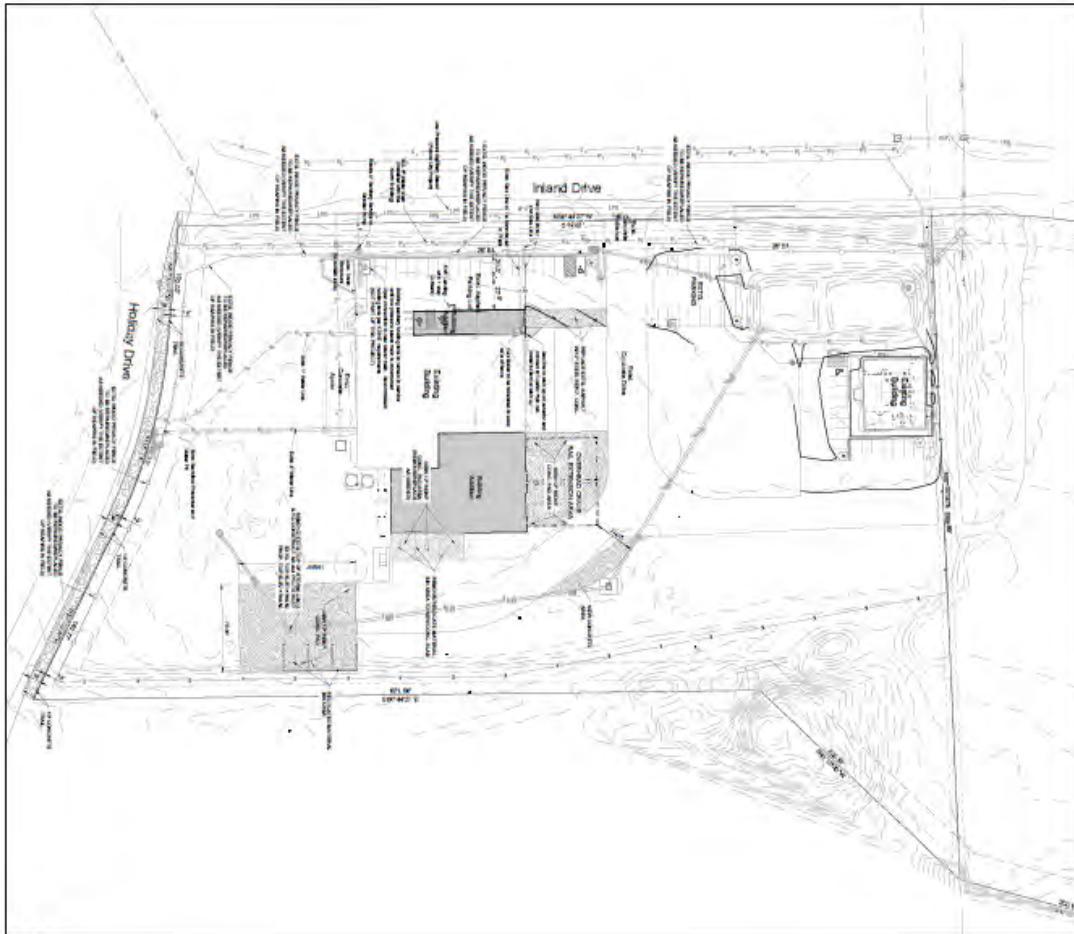


LAND USE MAP – CITY-WIDE MASTER PLAN



SITE PLAN

11/10/2022 10:20:02 AM Project: 6945 Inland Drive Final 4.0 scale: 204.000 11:08 PM



SITE DATA TABLE	
LOT AREA	204,000 SQ FT (4.77 AC)
NET AREA	100,000 SQ FT
BUILDING FOOTPRINT AREA	10,000 SQ FT (0.23 AC)
PAVING AREA	20,000 SQ FT (0.46 AC)
GRASSY AREA	70,000 SQ FT (1.60 AC)
WOODY AREA	104,000 SQ FT (2.39 AC)

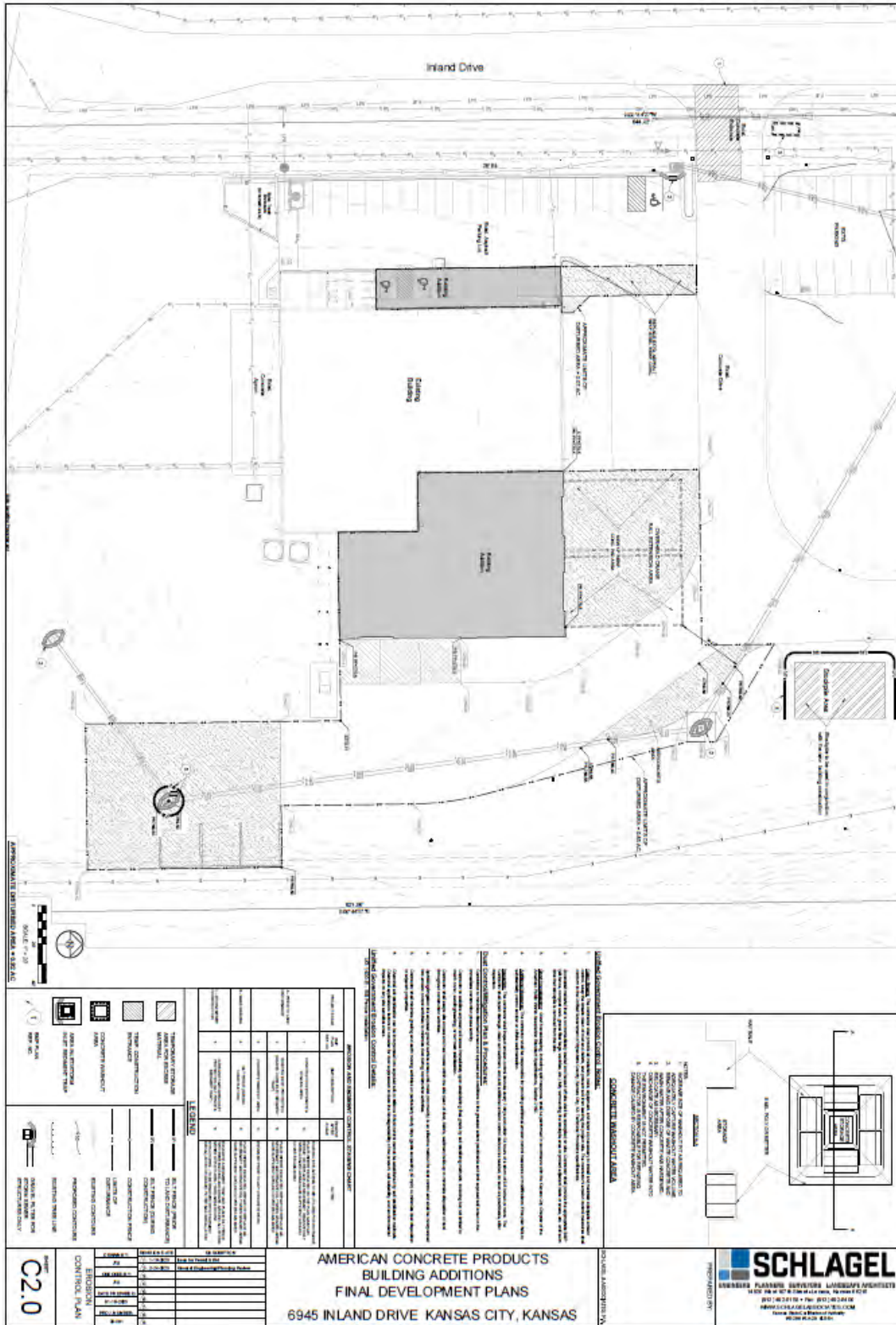
SITE LEGEND	
	BUILDING FOOTPRINT
	CONCRETE DRIVE (2\"/>

1. All work shall be done in accordance with the City of Kansas City Engineering Department (CE) and the Kansas State Department of Transportation (KDOT) specifications.
2. All work shall be done in accordance with the City of Kansas City Engineering Department (CE) and the Kansas State Department of Transportation (KDOT) specifications.
3. All work shall be done in accordance with the City of Kansas City Engineering Department (CE) and the Kansas State Department of Transportation (KDOT) specifications.
4. All work shall be done in accordance with the City of Kansas City Engineering Department (CE) and the Kansas State Department of Transportation (KDOT) specifications.
5. All work shall be done in accordance with the City of Kansas City Engineering Department (CE) and the Kansas State Department of Transportation (KDOT) specifications.

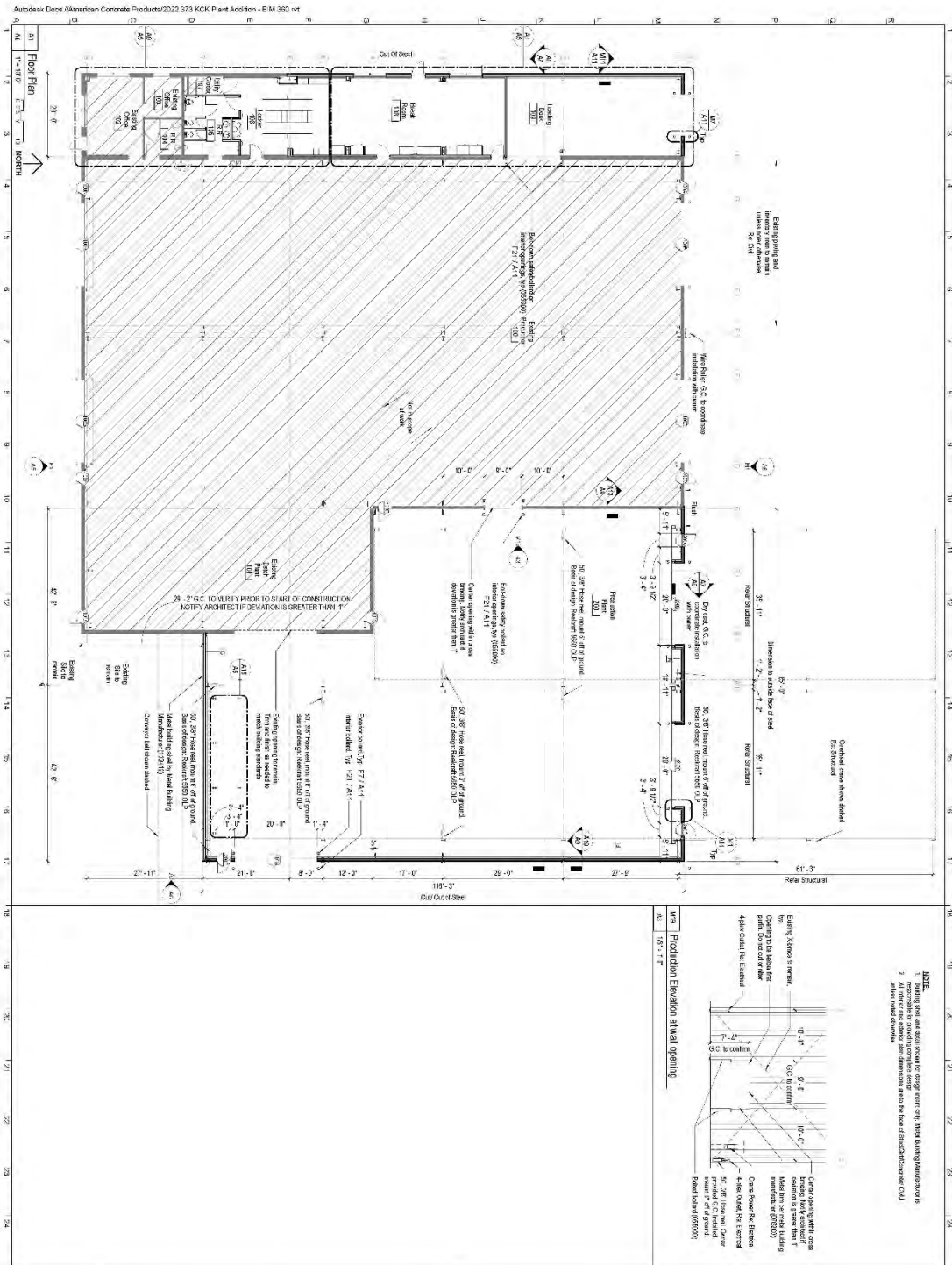
<p>DATE: C1.0</p> <p>OVERALL SITE PLAN</p>	<p>AMERICAN CONCRETE PRODUCTS BUILDING ADDITIONS FINAL DEVELOPMENT PLANS 6945 INLAND DRIVE KANSAS CITY, KANSAS</p>	<p>SCHLAGEL ENGINEERS PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS 1425 NW 92ND STREET, SUITE 1000 OVERLAND PARK, KS 66214 TEL: 913.241.1100 • FAX: 913.241.1101 WWW.SCHLAGEL-AMERICAN.COM © 2022 Schlager American Architects, Inc.</p>
	<p>SCALE: AS SHOWN</p>	<p>DATE: 03/13/2023</p>

SITE PLAN

PROJECT: 20230202-002 - 6945 INLAND DRIVE - AMERICAN CONCRETE PRODUCTS - FINAL DEVELOPMENT PLANS - 2.0 - 04/20/23 11:11 AM



FLOOR PLAN

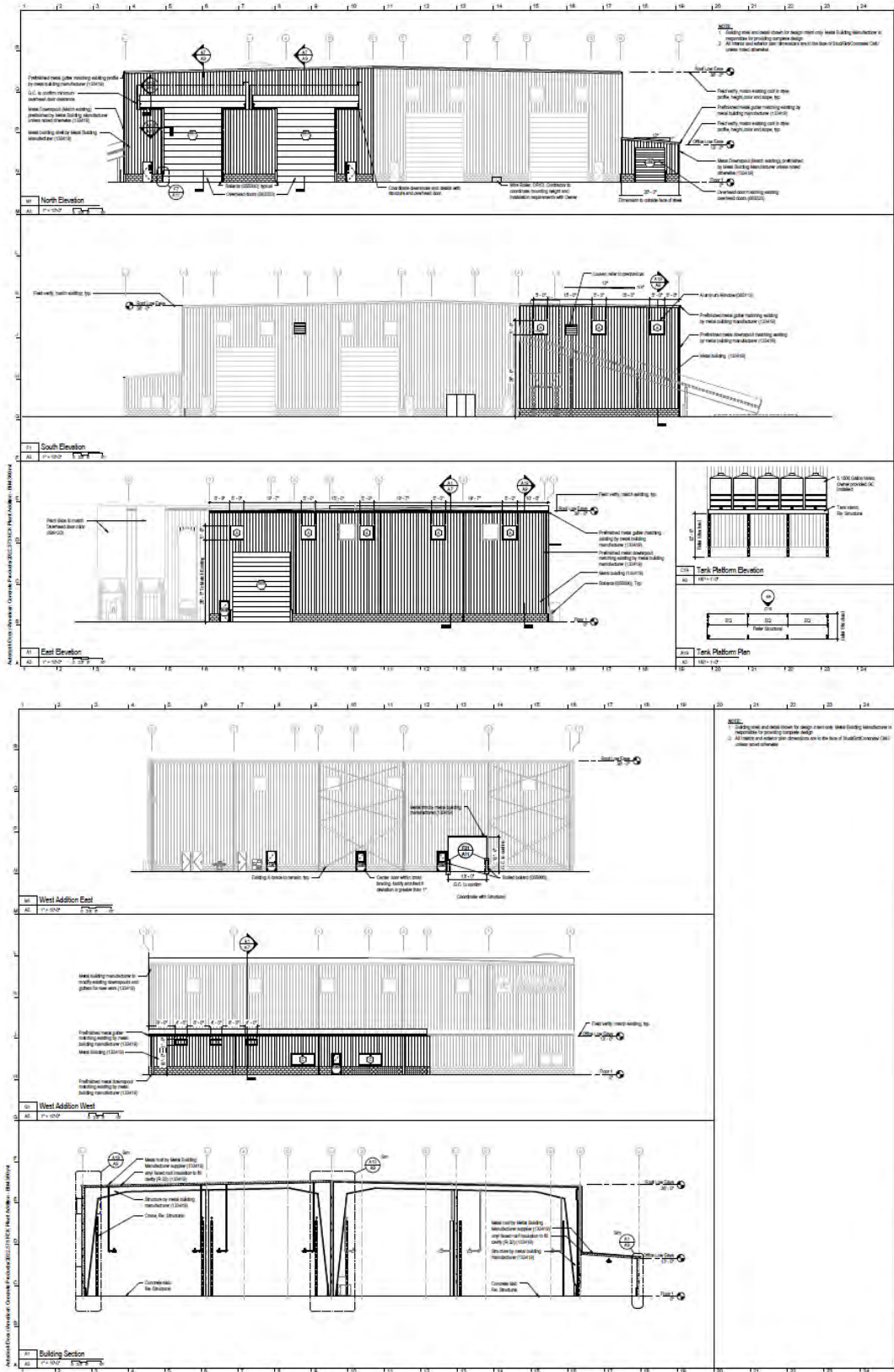


GastingerWalker
 Architects Interior Designers Construction Managers
 617 W. Hardacre Kansas City, Missouri 64105 816.221.8200 gaw@gastingerwalker.com

American Concrete Products at KCK
 2022 Plant Addition
 Kansas City, MO 64105
 1230 S. Main St., Suite 200
 Kansas City, MO 64105
 816.221.8200
 617 W. Hardacre
 Kansas City, MO 64105

A3
 Floor Plan
 Scale: 1/8" = 1'-0"
 Date: 03/13/23
 Project No.: 2022-002

ELEVATIONS



GastingerWalker & Associates, Inc.
 ARCHITECTS • ENGINEERS • PLANNERS
 10000 E. 15th Avenue, Suite 100
 Denver, CO 80231

American Concrete Products at KCK
 1645 Inland Dr.
 Kansas City, MO 64106

ISSUED FOR:
 PERIODS BY: 01/2023

REVISIONS:

NO. DATE BY

A6

Exterior Elevations

GastingerWalker & Associates, Inc.
 ARCHITECTS • ENGINEERS • PLANNERS
 10000 E. 15th Avenue, Suite 100
 Denver, CO 80231

American Concrete Products at KCK
 1645 Inland Dr.
 Kansas City, MO 64106

ISSUED FOR:
 PERIODS BY: 01/2023

REVISIONS:

NO. DATE BY

A7

West Addition Section and Exterior Elevations

SITE PHOTOS, TAKEN BY STAFF, DATED FEBRUARY 10, 2023



