

CITY OF MISSION PLANNING COMMISSION

AGENDA

February 24, 2020

7:00 PM

Mission City Hall - 6090 Woodson

Council Chambers

1. Call to Order
2. Approval of Minutes from the November 25, 2019 Meeting
3. New Business
 - A. Election of New Officers

The Commission will need to select a member to serve in the role of Chair and Vice Chair for 2020.
 - B. Case # 20-01 Non-Conforming Situation Permit 5959 Broadmoor Street

An application for a Non-Comforming Situation Permit located at 5959 Broadmoor Street.

 - a. Staff Report
 - b. Applicant Letter
 - c. Elevation of Proposed Renovations
 - d. Site Plan of Proposed Renovations
4. Old Business
5. PC Comments/CIP Committee Update
6. Staff Updates

*Questions concerning this meeting may be addressed to staff contact,
Brian Scott, Assistant City Administrator at (913) 676-8353 or bscott@missionks.org.*

MINUTES OF THE PLANNING COMMISSION MEETING

November 25, 2019

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The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 7:00 PM Monday, November 25, 2019. Members also present: Robin Dukelow, Burton Taylor, Brad Davidson, Charlie Troppito and Frank Bruce. Pete Christiansen, Jami Casper and Stuart Braden were absent. Also in attendance: Brian Scott, Assistant City Administrator, and Audrey McClanahan, Secretary to the Planning Commission.

Approval of Minutes from the October 28, 2019 Meeting

Comm. Troppito moved and Comm. Dukelow seconded a motion to approve the minutes of the October 28, 2019, Planning Commission meeting, with two corrections noted by Comm. Bruce.

The vote was taken (6-0). The **motion carried**.

New Business

Application # 19-07: Preliminary and Final Plat – The Second Gateway Plat - 4801 Johnson Drive, Dick Eickman, Olsson Associates, Applicant.

Mr. Scott: This is Case 19-07, preliminary and final plat, the Gateway second plat, 4801 Johnson Drive, the Gateway site. We had a second plat that was submitted and approved by you all about a year ago. The first plat was just one lot that covered the entire site and is subdivided into two lots. Lot 2 was essentially this one right here for the apartment building, and Lot 3 is the rest of the site. The developer is going to come back at a later date and subdivide that. We had a comedy of errors, but we never actually got that recorded at the County level. So, we kind of set that aside, and as they worked through the rest of the project and defined those elements more precisely, such as the hotel and the Cinergy building, and the proposed food hall and the office building. It came back with a revised second plat, which is what you all have now before you. So, it's taken that Lot 1 and it has subdivided it into six different tracts of lots. Lot 3 is now the apartments. Lot 1 is the hotel, down here. Lot 4 is the garage. Lot 5 is the food hall. Lot 6 is Cinergy. Lot 7 is the proposed office building.

Furthermore, they have identified the right-of-way designations. Right-of-way #1 is that the traffic signal is roughly at the entrance to the development off of Roeland Drive. That's this section right here. There are two traffic signals, and we've requested those be placed in right-of-way. Right-of-way #2 is a sidewalk section along Johnson Drive. Right-of-way #3 dedication is the sidewalk along Roe Avenue. We do have a little cut-out right here. Potentially, a published access easement. And that section of sidewalk is very close to the building itself. It's almost where the doors open up. So, we didn't want to necessarily be responsible for maintaining that area. We thought that would be more appropriate for the property owner or the developer to maintain that, but we did want to be assured there would be a sidewalk area accessible for the public to cross. So, we've put in a public easement.

The question was raised by Mr. Troppito about the [inaudible] of that area. That's going to be on the developer, and that will primarily in accordance with our codes. We don't have anything specifically in writing that requires them to maintain that, but we do utilize

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our standard codes for them to maintain that area in terms of clearance of snow, keeping it off the sidewalk, in a passable condition.

Comm. Troppito: I have a question on that, and you may have answered it while I was discussing something with Frank here. If you did, I apologize. I asked you to look into how that's enforced and how that would be enforced in the future if the developer's tract should change title. Does that run with the land, is there a deed restriction? Or is this part of the development agreement?

Mr. Scott: The easement is going to run with the land as part of the plat. So, whoever owns the property will be obligated to provide that easement, public access easement. In terms of the maintenance of that sidewalk, we don't have anything particularly in writing in terms of a development, anything that stipulates the maintenance, so that would fall under our general property maintenance codes. We would rely on those to be sure that the developer, whoever owns that property in the future, is maintaining the sidewalks around that property.

Comm. Troppito: It says in the staff report, pretty unequivocally, it will be maintained by the developer.

Mr. Scott: Right.

Comm. Troppito: It doesn't sound to me like it enforces it, the way you describe it. I think I would like to see something about enforcement.

Mr. Scott: The development agreement [inaudible] say that is a mechanism to enforce it. Again, we're kind of relying on our code. We have property maintenance codes that are applicable to commercial property, residential property, all over the city. And whenever we see any violations of that in terms of a sidewalk that's not in an appropriate condition, or snow that's not being cleared off, then we rely on those codes to enforce that back to the property owner.

Comm. Troppito: That's City property, when you boil it down, right? It's under the City's control because it's in the City's right-of-way, right?

Mr. Scott: That particular section right there would be the owner's property, not the City's property. All [inaudible] is an access easement across it. Now, the right-of-way that's being designated, Right-of-Way 1, 2 and 3, that would be controlled property of the City. It would be our responsibility to maintain that.

Comm. Troppito: Well, I'm referring to your entire statement that says a pedestrian access and utility easement has been provided along Johnson Drive in front of the apartment building that fronts Johnson Drive. Then it says it will be maintained by the developer.

Mr. Scott: Yeah. So, the developer is providing the access easement to the City for pedestrian use, but they're going to be maintaining it.

Comm. Troppito: That would beg the question then, how are you going to enforce it? Because that's still, your answer still isn't clear to me. Maybe it is to everybody else, but isn't to me.

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Mr. Scott: What's your definition of "maintaining?"

Comm. Troppito: Well, what's your definition? You're the one that used the word "maintaining?"

Mr. Scott: My definition of "maintaining" is to make sure that the snow is cleared, that there's no obstructions, that if the sidewalk is broken up, it's repaired. Physical maintenance of that.

Comm. Troppito: Well, let's be sure that's highlighted in the record, it's meaning. I don't particularly expect it to become an issue with this developer. Again, should title ever be transferred, that's what I'm concerned might be an issue. So I think in the future, that needs to be very clear in the records of this meeting. Thank you.

Comm. Dukelow: Is this a unique incident? Or do we have this condition on other, similar properties?

Mr. Scott: Not that I'm aware of.

Comm. Dukelow: So this is a unique...

Mr. Scott: I'm not familiar with all the plats in the city, so I can't say they have public access easement. That concludes my report. The civil engineer from Olsson who prepared the plat is here, if you have any questions for him.

Comm. Troppito: When I was looking at the plat, I saw no signatures on the Certificate of Survey. The surveyors, it's blank where the surveyors sign. So, is that just because of what was copied for us to review as part of the pdf file? Or has this actually been certified by a professional surveyor?

David Eickman, Olsson Associates, Applicant, appeared before the Planning Commission and made the following comments:

Mr. Eickman: We will be signing it before it gets recorded. This was just a version that was for review and approval to kind of move through the process. We just haven't gotten it formally signed because we actually do that by hard copy, and then, send it around for everyone's signatures.

Comm. Troppito: So you'll just take it on faith that the description is accurate?

Mr. Eickman: Yeah, I mean, we've run it, our certified engineers did make this plat, and we will be signing it before anything gets recorded or provided.

Comm. Troppito: And you're willing to certify by your presence here that it's accurate, as an engineer?

Mr. Eickman: Well, yeah, I mean, I believe it is accurate, yes.

[crosstalk]

Comm. Troppito: ... That's all I want to hear, thank you.

Comm. Davidson: I have a question for the engineer. I'm just curious. Brian touched base about the pedestrian easement access, that this was the only situation that Brian knows

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of in the City where this exists, so to speak. But I'm just curious. Is that the reason of the developer to still own that, or that sidewalk, that easement area, but has to maintain it? But the City wants to have some power of code enforcement upon that piece of property...? I'm just asking, why was that not City property all the way across? Because the City doesn't want to maintain that sidewalk as far as most cities do with most city sidewalks? I'm kind of confused with what Charlie was talking about and what Brian mentioned about this strip of property.

Mr. Eickman: Part of this came from a discussion we had with Brian. We originally had it as just a sidewalk easement that was going to be dedicated to the City, and that would be your ownership and maintenance. But in discussion, because it is right in front of the storefronts of the retail space that's underneath the residential, that area actually makes more sense to have them maintain as the property owner, versus the City maintain it. So, they wanted to retain rights of the access, but didn't want the maintenance requirements. That's why we created the access easement here, and that was agreed by the ownership and them to provide this. Because, ultimately, you wanted a wider trail that was along there than just the five-foot sidewalk. That was to maintain that [inaudible].

Comm. Davidson: Okay. That makes it perfectly clear, the logic. Now I understand. It was just because of the logistics of the setbacks of the building and door swings, and all of that. That was the only question.

Comm. Dukelow: I'm just curious. Is it customary to have a plat with all these lots and no number 1?

Mr. Eickman: Yes, because ultimately, Lot 1 was actually identified in the first plat, so they had to, they started the numbering anew for the second plat.

Comm. Dukelow: So if we had rescinded the previously-approved plat before replatting, there wouldn't be a [inaudible]?

Mr. Eickman: No, you'd have to get rid of the original plat that was recorded.

Comm. Dukelow: I have a question for staff. Do we need to do two separate motions, one to rescind the previously-approved Gateway Second Plat? Or...?

Mr. Scott: Yes. [inaudible]

Comm. Dukelow: Point of order on me. My apologies. Nevertheless, I'll continue my question. Do we need to do separate motions this evening?

Mr. Scott: One motion will suffice.

Comm. Dukelow: Okay, thank you.

Chair Lee: Any other questions at this point? I'll open the public hearing at this point. Anyone who would like to step forward and speak, now would be the time. Seeing no one, we will close the public hearing. Additional comments?

Comm. Dukelow: I have none. If there is no further discussion, I'll make a motion. I make a motion that we recommend rescinding the previously-approved Gateway Second Plat,

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and approve the newly-submitted preliminary and final plat for Case No. 19-07, to be known as the Gateway Second Plat.

Comm. Dukelow moved and Comm. Bruce and Troppito seconded a motion to approve Case #19-07 as presented by staff.

The vote was taken (6-0). The **motion carried**.

Old Business – None

PC Comments/CIP Committee Update

Mr. Scott: We selected a firm to go with for the Comprehensive Plan. We selected Confluence. Nine firms submitted a response to our Request for Proposal. We had a subcommittee made up of Comm. Dukelow, Mayor Appletoft, Councilman Rothrock, City Administrator Smith, myself, and Assistant to the City administrator, Emily Randel. We reviewed all nine, scored them, and selected five to interview. Had the interviews the beginning of this month. We struggled a little bit. Two rose to the top, so we did another scoring of that, and Confluence was the selected firm. I reached out to them today and formally offered them the project. They accepted, so we will work on a contract and take that to our community development committee. That will be December 11th. If they accept the proposed contract by the city staff, it will go to City Council on December 18th. We'll get started after the new year.

Comm. Troppito: You know, I had proposed an amendment to the RFP, and you issued it. I just want to know if the final contract included that as part of the scope of the work.

Mr. Scott: Yep.

Comm. Troppito: [inaudible] technical infrastructure is [inaudible] Comprehensive Plan.

Mr. Scott: That was part of their proposal to us, and that was one of the things that we reviewed. That is part of the work that's approved in the contract.

Chair Lee: Are there any updates on the carwash?

Mr. Scott: No. I've been meaning to call them. That's on my to-do list. I should have done that today, before the meeting.

Comm. Dukelow: Any updates on that Mission mall?

Mr. Scott: The City Council, at their last meeting, adopted a resolution, declaring it a dangerous structure. They essentially have given the owner 10 days to present a plan of action to the City. Something to reinforce the structure of that building so that it's secure, close the roof and windows, etc., or tear it down. We're waiting for them to submit something to us. After that, they've got 30 days to execute that plan. If they don't accomplish any of that in a 30-day period, we will proceed with demolition. I think we're probably going to present a draft demolition bid to the City Council at the community development committee meeting on the 11th.

Comm. Troppito: At the last meeting, I brought up again about the City requiring a Phase 1 environmental site assessment for development projects that come before this

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Commission for approval, in instances where a sophisticated financial institution is not involved, the reason for that being, if the developer/applicant can provide the Phase 1 environmental assessment that's adequate and within the timeframe to be recent enough to be considered under ANSI standards as being sufficient, then we should require one ourselves. I'd like you to look into that, get with the city attorney, and discuss it with Laura Smith, the city administrator, and come back with a recommendation on how to proceed with that. You know, at our next meeting.

Mr. Scott: Okay. It may be a while before we meet again, but, yeah. We'll put that on the agenda for next time.

Staff Updates

Mr. Scott stated that there are no pending applications, so there will be no meeting in December. The Board of Zoning Appeals will be convening for a meeting in December.

Comm. Dukelow asked if there is plan in place for inspection of the columns at the Gateway. Mr. Scott deferred the question to the civil engineer. Mr. Eickman said a structural engineer has reviewed it and provided a report. They are currently working on remediations.

Comm. Dukelow asked if the northeast corner of Martway and Nall will be addressed. Mr. Scott said yes.

ADJOURNMENT

With no other agenda items, **Comm. Dukelow moved and Comm. Troppito seconded a motion to adjourn.** (Vote was unanimous). The **motion carried.** The meeting adjourned at 7:26 P.M.

Mike Lee, Chair

ATTEST:

Audrey McClanahan, Secretary



STAFF REPORT
Planning Commission Meeting
February 24, 2020

AGENDA ITEM NO.: 3-B
PROJECT NUMBER / TITLE: Case # 20-01
REQUEST: Non-Conforming Situation Permit
LOCATION: 5959 Broadmoor Street
APPLICANT/OWNER: Russ Ehnen, Architect
5702 Southwest Maple Ridge
Trimble, MO 64492
STAFF CONTACT: Brian Scott, Assistant City Administrator;
Jim Brown, Building Official
ADVERTISEMENT: Not required
PUBLIC HEARING: Not required



Figure 1:
Aerial Photograph



Figure 2:
Zoning of Surrounding Properties

Property Information

The subject property is comprised of three individual parcels identified as KF251208-2022, KF251208-2045, and KF251208-2046. The property is located at the northeast corner of Broadmoor Street and Martway Street and is addressed as 5959 Broadmoor Street. The property is developed with a one-story building that is approximately 3,700

sq. ft. and a small garage for storage located toward the back of the property. The building has been a restaurant since its construction in 1973. Most notably, it served as the home of Johnny's Bar-B-Que until this past January when the restaurant closed due to the retirement of the owner. The applicant represents a prospective buyer that would like to continue to use the building as a restaurant. The buyer intends to open a restaurant known as The Other Place in the building.

The property is zoned "C-2B" Retail and Service District. A restaurant is an allowable use in this zoning district.

This property is subject to the Mission, Kansas Design Guidelines for the Johnson Drive Corridor. It is also located in Block "S" of the West Gateway Overlay District and therefore subject to the West Gateway Form Based Code.

Surrounding properties are zoned and developed as follows:

North/East: "C-2B" Retail & Service District - Free standing retail stores, car wash and an quick-lube shop.

South/West: "CP-2B" Planned Retail & Service District - Postal office and pet supply store.

Comprehensive Plan Future Land Use Recommendation for this area:

The Comprehensive plan identifies the subject property for mixed use high density development to include a pedestrian friendly mix of offices, retail, service uses and medium to high density residential. The Form Based Code implements this via the requirement for mid-rise and high-rise structures.

Project Background-Non Conforming Situations

The applicant is requesting approval for modifications to the exterior façade of the existing building by removing the existing mansard style roof elements and replacing with a parapet wall and new entry element, which will incorporate a modern and appealing architectural design. Materials to be used will include brick, native stone veneer and a metal trim overhang. A more detailed description of the proposed exterior renovations is at the end of this staff report. All proposed exterior renovations are in keeping with the Johnson Drive Design Guidelines. There is no proposed expansion to the existing building or site. A building permit will also be required for the exterior renovation as well as the proposed interior modifications.

Zoning:

As noted above, the subject property is zoned C-2B. Section 410.100 of the Mission Municipal Code provides the purpose and intent of this zoning district as;

"This business district is for the purpose of permitting, regulating and encouraging retail and service establishments which serve a broad section of the general public. Products and services offered are of the type where the consumer enters one (1) or more places of business to accomplish his/her purpose or where he/she may remain in an automobile while conducting business. Customer and employee parking are commonly

on the premises. The sale and servicing of motor vehicles may be permitted including auto parts, gasoline service stations, car washes and quick-lube shops. In addition, this district is suitable for such non-pedestrian oriented businesses as plumbing and heating shops, repair shops and supermarkets.”

The existing use is permitted within this zoning district, and the structure and overall property comply with the stipulations of the zoning district in terms of height, setbacks and parking.

In addition, this property is located in Block “S” of the West Gateway Form Based Code (FBC) district, which stipulates mid-rise structures (2-4 stories in height) and high-rise structures (5-16 stories in height) with parking structures located behind. Upon the adoption of the FBC the subject property no longer conformed to one or more of the regulations applicable to the zoning district in which it is located. This makes it a legal non-conforming situation. There are three (3) types of non-conforming situations regulated by the City Code. These are use, lot area, and site improvements. The type which applies to this property is the site improvement, which means that the property has improvements like, but not limited to, parking, storm water facilities, sidewalks, and landscaping that no longer conform to the current codes that regulate the property.

Section 410.340 (C) (1) of the Mission Municipal Code provides for the following:

C. There is hereby incorporated herein by this reference the "Form Based Code for the West Gateway Study Area" ("Form Based Code"), copies of which are on file in the City offices. The Form Based Code shall be applicable to the West Gateway District.

1. Designs and uses set forth in the Form Based Code shall govern all facets of the development or redevelopment in the West Gateway Study Area, except as indicated in Sections 420.130 through 420.230.

Section 420.190- Non- Conforming Site Improvements states:

A. On lots with non-conforming site improvements, no additions to or repairs or renovations of any structure or site improvement may be made without first either bringing the non-conforming site improvements into complete conformity with the regulations applicable to the zoning district in which the lot is located, or obtaining a non-conforming situation permit pursuant to this Section. Provided however, that this Section shall not apply to the following circumstances:

1. Repairs or restoration of a structure pursuant to Subsection (B) of Section 420.170;
- or
2. Minor repairs or renovation of a structure or site improvement.

B. For purposes of this Section, "*minor repairs or renovation*" shall mean repairs or renovation costs which do not exceed ten percent (10%) of the structural value of a structure or site improvement.

C. When an addition to or repairs or renovation of any structure or site improvement is proposed on a lot with a non-conforming site improvement(s), the Board of Zoning Appeals (in the case of a conventional zoning district) or the Planning Commission (in the case of a planned zoning district) may approve a non-conforming situation permit allowing such addition or repairs or renovation if it finds that:

1. The non-conforming site improvement(s) is the only non-conforming situation pertaining to the property.
2. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible.
3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.

D. For purposes of Subsection (C), mere financial hardship does not constitute grounds for finding that compliance with the site improvement requirements is not reasonably possible.

Analysis:

The existing structure conforms to the underlying C-2B district zoning regulations. However, it does not conform to the Form Based Code relative to height and setbacks. Therefore, any improvements to the structure would necessitate compliance with the Form Based Code except for those improvements that fall within the parameters of Section 420.130 through Section 420.230 of the Mission Municipal Code to non-conformities. In this case, Section 420.190 applies specifically to the non-conforming site.

Section 420.190 states:

“No additions to or repairs or renovations of any structure or site improvement may be made without first either bringing the non-conforming site improvements into complete conformity with the regulations applicable to the zoning district in which the lot is located or obtaining a non-conforming situation permit pursuant to this Section. Provided however, that this Section shall not apply to the following circumstances:

1. Repairs or restoration of a structure pursuant to Subsection (B) of Section 420.170;
or
2. Minor repairs or renovations of a structure or site improvement.”

Section 420.170 states:

“Minor repairs to and routine maintenance of structures where non-conforming situations exist are permitted and encouraged. Major renovation, i.e., work estimated to cost more than fifty percent (50%) of the fair market value of the structure to be renovated, shall not be permitted.”

“Any repairs, renovation or restoration of a structure pursuant to this Section which would require the issuance of any permit shall also require the issuance of a non-conforming situation permit by the Community Development Department. In support of the application for such permit, the applicant shall submit such information as may be required to satisfy the department that the cost of the proposed repairs, renovation or restoration would not exceed fifty percent (50%) of the fair market value of the structure.

1. The “cost” of renovation or repair or restoration shall mean the fair market value of the materials and services necessary to accomplish such renovation, repair or restoration.

2. The “cost” of renovation or repair or restoration shall mean the total cost of all such intended work, and no person may seek to avoid the intent of this Chapter by doing such work incrementally.

The Johnson County Appraiser’s Office reflects the value of the structure as being \$373,840. Fifty percent of this value is \$186,920. The applicant has indicated the exterior improvements will be valued at \$275,000.

Minor repairs or renovation of a structure is defined as anything less than 10% of the value of the structure. The Johnson County Appraiser’s Office reflects the value of the structure as being \$373,840. Ten percent of this value is \$37,384. The applicant has indicated the exterior improvements will be valued at \$275,000.

Therefore, Subsection “C” of Section 420.190 becomes applicable, which states:

When an addition to or repairs or renovation of any structure or site improvement is proposed on a lot with a non-conforming site improvement(s), the Board of Zoning Appeals (in the case of a conventional zoning district) or the Planning Commission (in the case of a planned zoning district) may approve a non-conforming situation permit allowing such addition or repairs or renovation if it finds that:

1. The non-conforming site improvement(s) is the only non-conforming situation pertaining to the property.

2. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible.

3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.

Suggested Findings of Fact- Section 420-190 Non-Conforming Site Improvements

The Planning Commission may make the following findings of fact in granting a non-conforming situation permit to the applicant for the property located at 5959 Broadmoor Street:

1. The non-conforming site improvement(s) is the only non-conforming situation pertaining to the property.

The existing structure is the primary non-conforming situation on the property. The Form Based Code stipulates a mid-rise structure with a minimum height of two (2) stories and a setback of no more than ten (10) feet.

The existing structure is one story and the existing setbacks from the property lines are approximately: 25 feet (south); 65 feet (west); 29 feet (north) & 132 feet (to east edge of parking lot). Full compliance with the Form Based Code would necessitate substantial renovation or the demolition and re-building of the structure which is not reasonably possible or economically feasible.

2. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible.

Full compliance with the Form Based Code would necessitate substantial renovation or the demolition and re-building of the structure which is not reasonably possible.

3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.

The existing structure was constructed in 1973 and has operated in its current capacity for 47 years without an adverse impact to surrounding properties or the public health and safety. The proposed improvements are cosmetic in nature and will greatly enhance the appearance of the building by providing a fresh modern look and reflect harmony with other recent façade improvements along the Johnson Drive corridor. Other elements of the proposed design including materials, signage and landscaping do comply with the Form Based Code and the Johnson Drive Design Guidelines.

Additional Comments/Project Details

The proposed renovations to the existing structure will begin with removal of the current, faux mansard roofing element that goes around the building, which is discouraged in the Johnson Drive Design Guidelines. An approximately five (5) foot efs parapet will be added around the perimeter of the structure to hide the mechanical equipment on the roof. The top of the parapet will be fifteen (15) feet from the ground. Trim accents at each of the corners of the building will help to visually scale down the height of the parapet.

In addition to the parapet, an eighteen (18) foot accent wall, covered in a native stone veneer, will be added to one side of each entrance (east and west sides); perpendicular to the façade and projecting out approximately two feet. From this accent wall a pre-finished metal canopy will extend approximately twenty feet across the east and west façades above the entrances. Finally, a traditional modular brick will be added below the canopy framing out the window and entry way. Altogether, this will create a visually appealing focal point, framing out each entrance into the building. The entire building

will be painted in a beige color, including the current brick work which is painted grey. Elevations of the proposed renovations are attached.

A sign will be added to the wall above each entrance with the name of the proposed business. The script on each sign is approximately 91 sq. ft. which is within 10% of the overall façade, which is 975 sq. ft. The sign does project slightly above the roof line (parapet), which is not permitted in the City's sign regulation. However, this does not seem to detract from the overall appearance of the building, and staff would be supportive of the minor deviation.

Furthermore, the applicant is proposing to remove the existing pole sign located at the corner of Broadmoor and Martway. In its place, the applicant proposes a monument sign, which is acceptable under the sign regulations in lieu of one of the allowable wall signs (three wall signs are allowed, but the applicant is seeking only two). Monument signs can be no more than six feet in height and at least ten (10) feet back from the curb of the street. The height of the sign may be increased by one (1) additional foot with an additional ten (10) feet back from the curb. The site plan indicates that the proposed monument sign will be located approximately twenty-five (25) feet from the curb, so the seven (7) foot height is acceptable. Overall square footage for the face of the sign is acceptable. All sign requirements will be verified at the time a sign permit is issued.

The two existing gumball trees located along the south side of the building (the Martway side) will be removed and replaced with Heritage River Birch Trees, which is a preferred tree for Northeast Kansas. A western, red cedar trellis is proposed to be constructed around the cooler that protrudes from the southside of the building. The trellis will have English Ivy with daylilies planted around the base, all to serve as a screen for the cooler, and break-up the massing of the south wall. Junipers will be placed around the perimeter of the outdoor patio on the west side of the building. A proposed site plan is attached.

All of the proposed renovations are in keeping with the Johnson Drive Design Guidelines.

Staff Recommendation

Staff recommends the Planning Commission adopt the findings of fact contained in this staff report and grant a non-conforming situation permit for Case #20-01 - 5959 Broadmoor Street.

Planning Commission Action

The Planning Commission will meet on Monday, February 24, 2020 to consider this application.

City Council Action

No City Council Action is required.

Russ Ehn
a r c h i t e c t



5702 Southwest Maple Ridge
Trimble . Missouri 64492

816 . 786 . 6300
russehn@aol.com

14 February 2020

project

Exterior Alterations
The Other Place . Bar & Grill
5959 Broadmoor Street
Mission . Kansas 66202

project number

1615.05

attention

Brian Scott . Assistant City Administrator
City of Mission
6090 Woodson Street
Mission . Kansas 66202

Jim Brown . Building Official
City of Mission
6090 Woodson Street
Mission . Kansas 66202

Brian and Jim:

On behalf Troy Stedman, owner of The Other Place bar and grill, am submitting for approval of Non Conforming Site Improvements in accordance with Section 420.190 [C] of the Mission Zoning Ordinance as relates to proposed building façade alterations and minor site measures [monument sign and landscaping]. Attached you will find Land Development Application, conceptual Exterior Elevations, and conceptual Site Improvement Plan.

Project Description

Subject building and site improvements were originally constructed circa 1972 as Straw Hat Pizza. Other than signage and minor changes to exterior colors and materials, the building remains unchanged from the original. For the last 25+ years, the building has been occupied by Johnny's BBQ.

Proposed Façade Improvements [refer Sheet A1]

Initial scope includes removal of the existing mansard roof which runs the entire perimeter of the building, and replacing with eifs materials and detailing. At the east and west facades, the entry areas will have a vertical stone faced element, from which a nominal 2 foot wide horizontal canopy mounts with brick below. Existing concrete 'slump block' exterior will be re painted to match the new earth tone color scheme.

Above the canopy, an eifs signage panel which is 7-6 in height and 26-8 in width, to accept The Other Place signage.

Proposed Site Improvements [refer Sheet AS1]

Initial scope includes removal of the existing Sweet Gum trees and replacement with Heritage River Birch. There currently exists no other healthy landscaping. Proposed measures include additional of shrubbery, decorative perennial daylilies, and perennial ivy at the trellis being

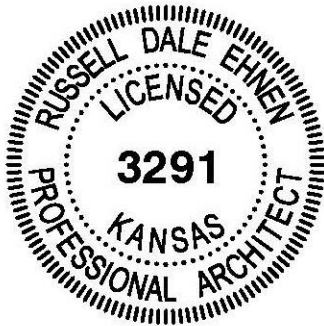
constructed to screen the existing exposed cooler on the south façade. Also included in the initial phase is a small monument sign southwest of the existing building, replacing an existing pole style sign.

Future site improvements will include and pergola and enhancements to an existing patio west of the building.

Project Budget

Initial overall project budget is \$300,000 for interior and exterior modifications. Construction work comprises \$275,000 with the balance dedicated to permits, legal fees, a/e fees and other soft costs.

Thank you, and feel free to contact me at your convenience should you have questions or require additional information.



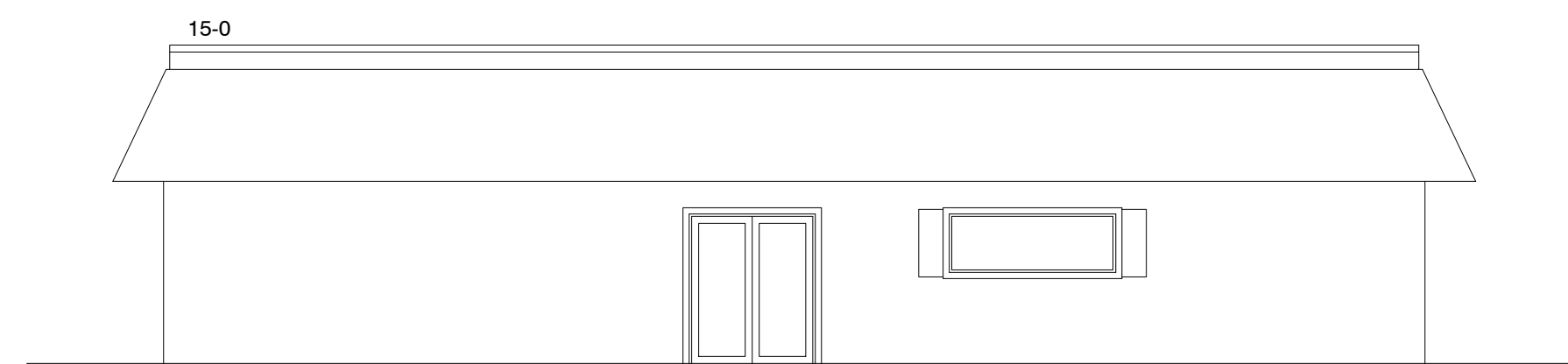
Russell Dale Ehnen
Kansas Architect 3291

attachments

cc Troy Stedman The Other Place
file

Existing Exterior Elevations

1/8" = 1'-0"
 0 10 20



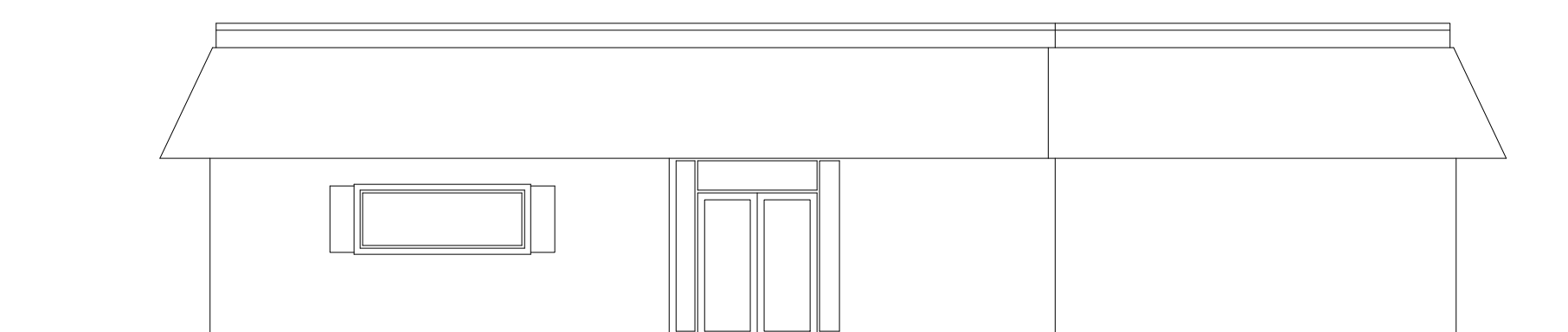
East Elevation



North Elevation



South Elevation



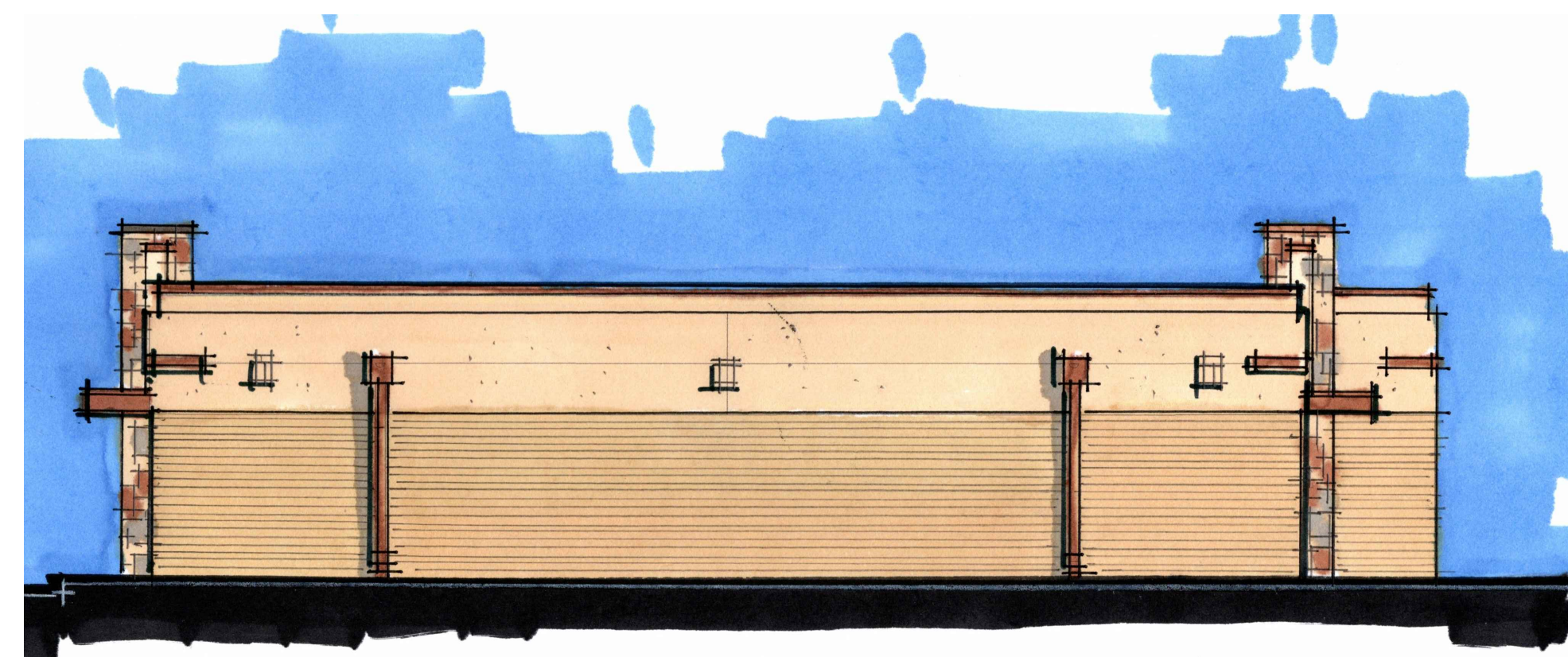
West Elevation

Proposed Exterior Elevations

1/8" = 1'-0"
 0 10 20



East Elevation



North Elevation



South Elevation



West Elevation

Exterior Finish Schedule



FB1 Modular Face Brick
 'Endicott Brick' 77 Medium Ironspot Velour standard modular units . running bond with standard tooled concave mortar joints

NSV1 Native Stone Veneer
 Native flagstone Castle Stone pattern 3.5" veneer depth . random sizes in drystack installation



AAS Anodized Aluminum Storefront
 Dark bronze finish anodized aluminum storefront system with nominal 2' x 4 1/2" frame . clear 1" insulated glazing



SPS1 Synthetic Plaster System
 Class PB 'Dryvit' Quartzputz Finish 109A Eggshell Cream



SPS2 Synthetic Plaster System
 Class PB 'Dryvit' Sandpebble Finish 383 Honey Twist



SPS3 Synthetic Plaster System
 Class PB 'Dryvit' Sandpebble Finish 101 Super White



PNT1 Eggshell Aklyd Enamel
 'Sherwin Williams' SW7531 Canvas Tan



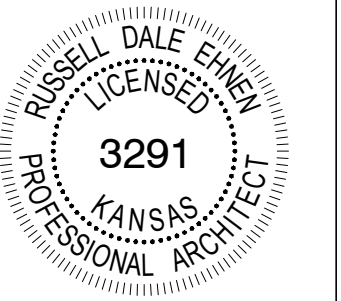
PFM1 Pre-Finished Metal
 'Berridge' Medium Bronze



Russ Ehnem
 architect

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Project Number 1615.05

ADA Compliance Certification
 To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

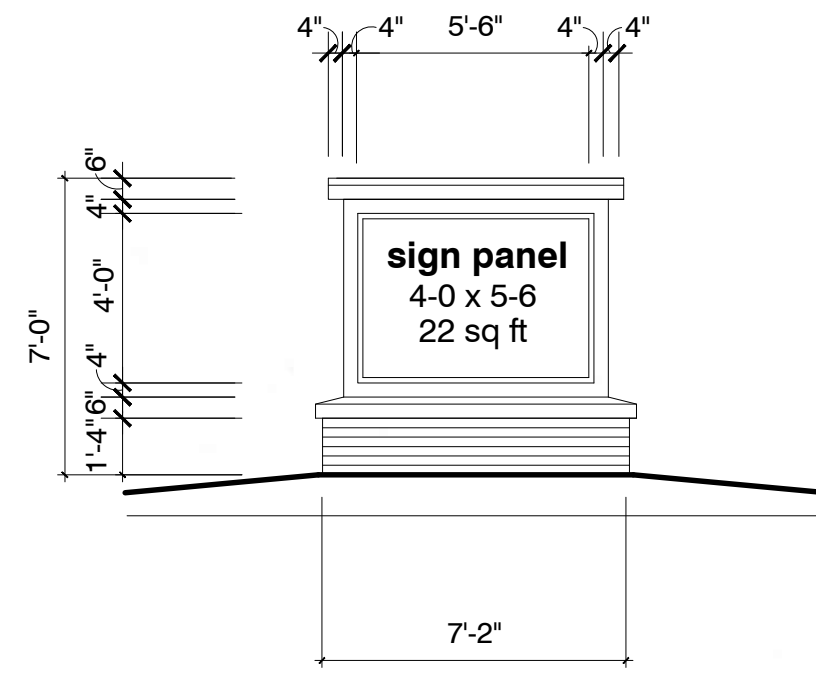
Russell Dale Ehnem
 Kansas Architect 3291

Revisions

exterior alterations
the Other Place
 5959 Broadmoor
 Mission . Kansas

sheet

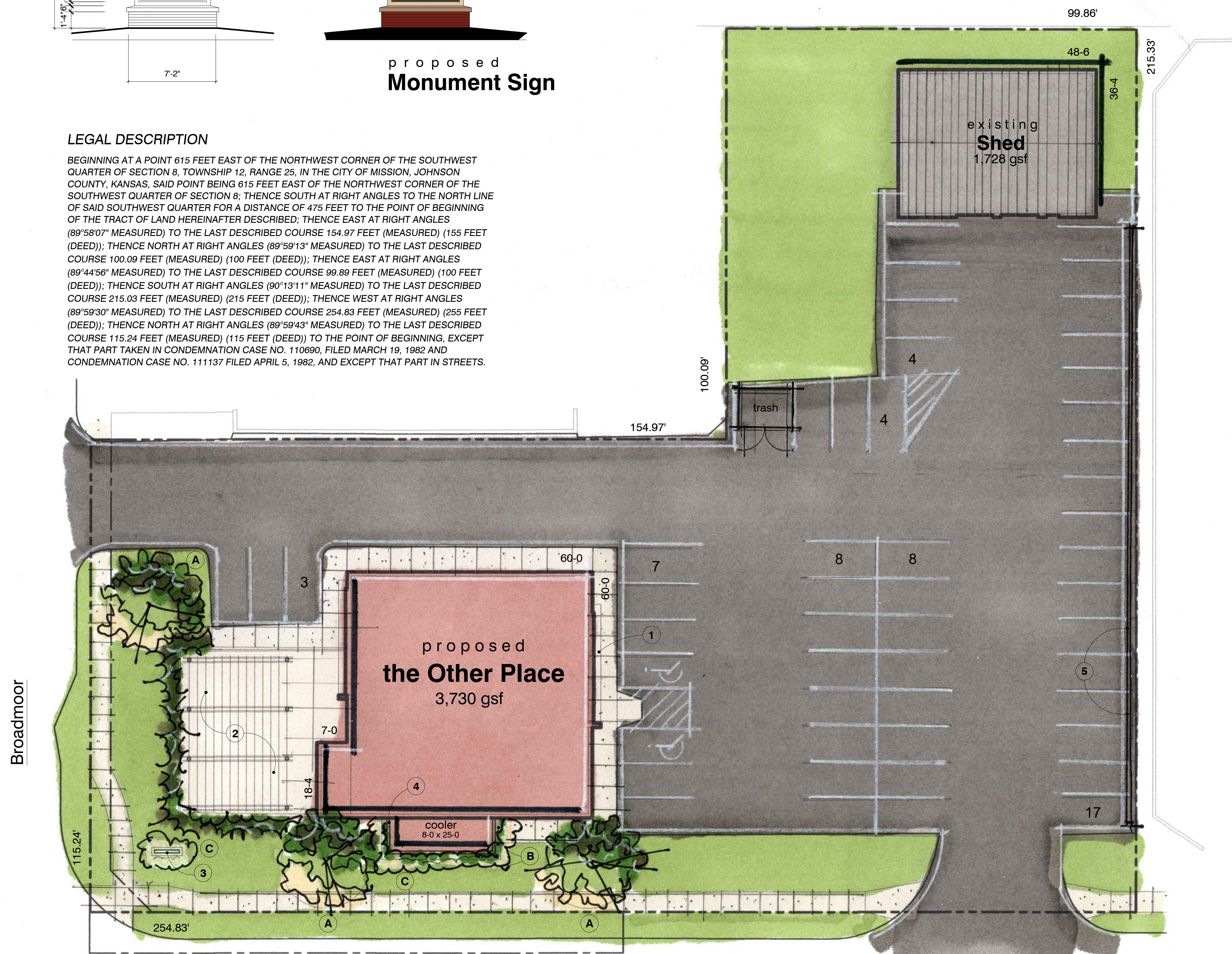
A1
 preliminary
 Elevations
 planning dept submittal
 18 February 2020



proposed
Monument Sign

LEGAL DESCRIPTION

BEGINNING AT A POINT 615 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12, RANGE 25, IN THE CITY OF MISSION, JOHNSON COUNTY, KANSAS, SAID POINT BEING 615 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 475 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE EAST AT RIGHT ANGLES (89°58'07" MEASURED) TO THE LAST DESCRIBED COURSE 154.97 FEET (MEASURED) (155 FEET (DEED)); THENCE NORTH AT RIGHT ANGLES (89°59'13" MEASURED) TO THE LAST DESCRIBED COURSE 100.09 FEET (MEASURED) (100 FEET (DEED)); THENCE EAST AT RIGHT ANGLES (89°44'56" MEASURED) TO THE LAST DESCRIBED COURSE 99.89 FEET (MEASURED) (100 FEET (DEED)); THENCE SOUTH AT RIGHT ANGLES (90°13'11" MEASURED) TO THE LAST DESCRIBED COURSE 215.03 FEET (MEASURED) (215 FEET (DEED)); THENCE WEST AT RIGHT ANGLES (89°59'30" MEASURED) TO THE LAST DESCRIBED COURSE 254.83 FEET (MEASURED) (255 FEET (DEED)); THENCE NORTH AT RIGHT ANGLES (89°59'43" MEASURED) TO THE LAST DESCRIBED COURSE 115.24 FEET (MEASURED) (115 FEET (DEED)) TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN IN CONDEMNATION CASE NO. 110690, FILED MARCH 19, 1982 AND CONDEMNATION CASE NO. 111137 FILED APRIL 5, 1982, AND EXCEPT THAT PART IN STREETS.

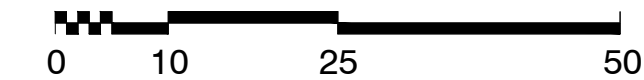


Broadmoor

Martway

proposed
Improvement Plan

1/16" = 1'-0"



Note All elements existing to remain unless specifically indicated otherwise

project
Scope Description

Scope includes and is limited to installation of exterior facade, signage, and landscaping improvements. Future exterior work to include pergola and other elements at existing exterior patio. No building area added nor any change of use is proposed.

site plan
Keyed Notes

- 1 Remove existing mansard and miscellaneous trim . install exterior facade improvements per Sheet A1
- 2 Future pergola and exterior elements at existing wood fenced 1,550 sf concrete patio
- 3 Proposed monument sign [replaces existing pole sign]
- 4 Western red cedar trellis assembly screen at existing cooler
- 5 Install painted steel vehicle safety rail along parking lot

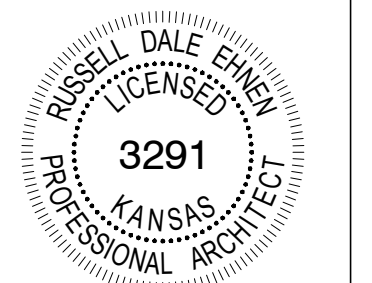
site plan
Landscape Notes

- A Remove existing Sweet Gum deciduous trees and replace with Heritage River Birch
- B English Ivy starts along screening trellis
- C Daylilies at perimeter of cooler and monument sign
- 4 Compact Pfitzer Junipers at fenced patio perimeter

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Revisions

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sheet

AS1

preliminary
Site Plan

planning dept submittal
18 February 2020

00.00' ---
Property line and surveyed dimension

Recorded right of way dedications