

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 3
CASE NO. ST-21-101

Topic: Site/Landscape Plan – Consider an amended site plan for the addition of Quentin’s BBQ Kitchen to the existing Fuel House site.

Narrative: The Zoning Regulations state the owner, applicant or developer of property shall submit to the Planning Commission or its designated authority, a site and landscape plan for any building or addition to be constructed in R-3, MX, C-1, C-2, C-S, I-1 or I-2, Special Uses and Planned districts. Site plans at a minimum shall show a unified and organized arrangement of the building and/or buildings, off-street parking, points of ingress or egress, internal traffic circulation, site lighting, landscaping, stormwater calculations, signage, service facilities, utility locations, building service connections for water, sewer and public utilities, curb lines, neighboring curb cuts, on which the building or buildings are proposed to be located and shall minimize any adverse effects on nearby properties. The site plan and landscape plan should contain all applicable information as required by this section and as detailed on the site and landscape plan applications.

The minimum submittal requirements for a site plan application are listed on the Site Plan “Fact Sheet” to include the Site Plan Features and Engineering Design Requirements that must be submitted with a completed application. The property owner of record must sign the application if the applicant is not the owner of record. Site plans must reflect the current requirements established at the time of submittal. The Planning Commission shall approve all changes to the Site Plan Features and Engineering Design Requirements. The minimum requirements may be reduced by the Planning Department for minor improvements and additions depending upon the intensity of the development.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the amended site plan for Quentin’s BBQ Kitchen @ The Fuel House with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

- Staff Report (4pgs)
- Aerial Image (2pg)
- Copy of Site Plan (1pg)

SITE PLAN FOR QUENTIN’S BBQ KITCHEN – REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED

MEETING DATE: **March 16, 2021**
REPORT WRITTEN: **March 3, 2021**

APPLICANT:

- Wylie Saulsbury/Olde Mill Properties
7070 NW Scenic Drive
Kansas City, MO 64152

ARCHITECT

- Russell Ehnen – Russ Ehnen Architect
712 State Avenue
Kansas City, KS 66103

REQUEST:

The applicant is requesting approval of the site plan as submitted.

ZONING:

- The property is currently zoned “C-2” General Business District with Special Uses allowed.
- SUP 141 – Auto Sales
- SUP 144 Auditorium and Exhibition Hall

SURROUNDING ZONING:

- North “R-1” Single Family Residential District.
- South “I-2” Heavy Industrial District.
- East “I-1” Light Industrial District.
- West “M-P” Manufactured Home Park District.

SITE INFORMATION:

Location - 611 W. 2nd Street
 Lots A and B; Tiblow Mills Plat
 Parcel ID# 203800

Lot Size - 6.89 acres

Building Use - 8’ x 40’ “shipping container” kitchen and point of sale window

Parking –

Required - Does not require additional parking

Provided - 150 Parking Spaces + ADA Compliant Parking Spaces @ Accessible Entrances

Landscaping:

Required - All prior landscaping to remain in its current placement and condition

Provided - New landscaping planters to be added in front of Quentin’s BBQ Kitchen as indicated

Outdoor Lighting - To remain, no new lighting indicated on site plan

Signage - Approximately 80 square footage; allowed 96sft.

Trash Enclosure - Trash Enclosure Location shown (No Construction Details)



ZONING REGULATIONS SITE PLAN REVIEW CRITERIA:

The Zoning Regulations lay out thirteen requirements used to review site plans and ensure they meet the necessary criteria. Those requirements are stated below and followed by Staff's justification.

1. Compatibility of design and exterior materials and appearance with existing and surrounding structures;
 - i. The structure, as proposed, appears to compliment the modern industrial nature of the surrounding building and area.
2. Appropriate screening of mechanical equipment;
 - i. Appropriate screening is indicated on the site plan, this consists of a screen fenced area that block views from the roadway and signage to block exterior roof mounted equipment.
3. The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure;
 - i. While the proposed building is in essence a storage container, the proposal indicates several architectural features and a differing paint scheme along with returns of the screen fencing that cover portions of the front.
4. Structure design or choice of materials required as part of any franchise type operation shall be considered;
 - i. N/A

5. Architectural design should create visual interest and variety through the use of different mixtures, complimentary colors, shadow lines and contrasting shades. The use of walls and a single color, with little detail or completely blank, is discouraged;
 - i. The trend of storage container eateries and residences alike is an up and coming design style. The renderings provided meet the intent of this requirement.
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. The site plan rendering indicates a stone planter to occupy a significant portion of the lower façade area of the container, no other masonry materials indicated.
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. As presented, this is a storage container, while most of the façade is covered by other materials, the primary structure is metal.
8. Evaluation of building materials shall be based on the quality of its design in relationship and compatibility to building materials in the immediate neighborhood;
 - i. With the modern industrial feel of the site as it sits today the building materials as presented appear compatible.
9. The City encourages the use of a variety of architectural design and building materials to give each commercial center a distinct character;
 - i. The addition of the proposed building provides a variety in design and building materials to this particular site
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. None are located on the site plan; there is a walk-in cooler and smoker indicated. These are to be accessed from the interior.
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. While the building may be significantly shorter than some of the surrounding structures the unique design and strategic positioning should be compatible with the surrounding development.
12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. The rendering provided indicates architectural awnings, a landscape planter and signage that will break up the length of the container along with the wrap around screen fence.
13. Consideration of external traffic circulation.
 - i. The site is accessed from two different directions with ingress/egress from Bluegrass Drive and West Second Street

STANDING SITE PLAN CONDITIONS:

1. Changes or deviations from the approved Site/Landscape Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
2. Structure shall adhere to all building codes as adopted by the City;
3. An approved Site/Landscape Plan shall be valid if a building permit is issued within 180 days from the date of approval by the Planning Commission;
4. All Freestanding Signs and Wall Signs require a Sign Permit and Fee to be approved by the City Planner;
5. All utilities shall be placed underground; and
6. Erosion control per City Standards to be installed and maintained during construction.

CITY PLANNER COMMENTS:

1. All comments have been addressed

DESIGN REVIEW TEAM (DRT) COMMENTS:

Building Official:

1. None at this time, building plans to be submitted upon approval

City Engineer:

1. None at this time

Public Works Director:

1. Grease interceptor/trap shall be utilized per the City of Bonner Springs Public and Private Development Standards or allowed by code.

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site/Landscape Plan subject to the conditions listed below and to include all **standing conditions** listed above. Staff recommends approval of the Final Plat of the Coleman Estates application, with the following stipulations:

1. **All site improvements indicated on the site plan shall be completed as shown**
2. **Grease trap/interceptor shall be installed per staff recommendation or per code**
3. **Upon approval, two (2) complete full size 24" x 36" and one (1) 11" x 17" signed and sealed Site Plan shall be submitted to the Planning Department for final approval and release to the Building Department for issuance of a building permit.**