

SITE PLAN FOR TEAGUE LUMBER – REQUEST FOR APPROVAL OF THE SITE PLAN AS PRESENTED

MEETING DATE: May 18, 2021
REPORT WRITTEN: April 23, 2021

APPLICANT:

- Teague Lumber
300 Duck Road
Grandview MO 69030

ENGINEER

- Storm Engineering Group
5719 Westfield Drive
Lawrence KS 66049

REQUEST:

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

ZONING:

- The property is currently zoned “I-1” Light Industrial District

SURROUNDING ZONING:

- North “I-1” Light Industrial District.
- South “I-1” Light Industrial District.
- East “I-1” Light Industrial District.
- West “I-1” Light Industrial District

SITE INFORMATION:

Location - 4120 Bonner Industrial Drive
Lot 2 Coleman Industrial Park Phase 1
Parcel ID# 0460183301008002000 (Quick Ref ID)R303226

Lot Size - 8.20 acres

Building Use - Wholesale lumber yard; two open sided, covered storage buildings with attached office

Parking –

Required - 8 Spaces (Cartage, Delivery and Freight Terminal)
18 Spaces (Warehouse, Storage and Wholesale Establishments)

Provided - 10 Spaces plus 1 Accessible Space

Landscaping:

Required - 1 tree/40’ of Frontage (543’ of Frontage)
1 tree/10 Parking Spaces (10 Spaces)
6% of Interior Parking Lot (7,470sqft * 6% = 450sqft)

Provided - 14 Street Trees
1 Parking Lot Tree
1,000sqft Landscaped Area

Outdoor Lighting - 2 Double head lot poles; 4 building mounted lights-2 on each building; building mounted lighting for employee parking

Signage - Two (2) monument style signs +/-100 square footage; allowed 1sqft. per foot of lot frontage

Trash Enclosure - Trash enclosure location indicated to be directly behind building (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 immediate industrial nature of the surrounding area.*
2. Appropriate screening of mechanical equipment;
 - i. *All mechanical equipment appears to be either screened or located out of the view of the general public*
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 covered storage buildings are an open sided structure with steel/metal roofing, the proposed connected office indicates additional materials and color scheme.*
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 Comprehensive Plan indicates specific design principals within commercial districts but leaves little guidance for industrial areas. Typically, industrial areas consist of a variety of intense uses and varying building styles and are not of a substantial commercial quality. The renderings provided and through discussions with the building owner; there will be a mixture of colors and contrasting shades and materials.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *While the provided elevations do not show a significant amount of masonry materials they do indicate portions of the lower façade area are a different material. The pictures provided by the applicant indicate stone veneer.*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *As presented, the structures upon the site are mainly a metal façade. The majority of the two primary structures are open sides. The attached office space is indicated to be constructed of differing 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. *The building materials as presented represent the majority of building materials present currently within the Industrial Park.*
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 these structures within the Industrial Park, provide some differences in architectural styles, but the majority of building materials remain simple and should blend in with the structures existing today.*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *All loading, delivery and service bays shall be located within the rear of the buildings and out of direct sight of the public.*
11. Design and proportion of buildings shall be compatible with the scale, design and proportion of existing development in the immediate area;
 - i. *The design and proportion of the structures are compatible with the surrounding area.*

12. Lengthy horizontal faces should be varied with differing heights, materials, colors, entrance canopies and landscaping; and
 - i. *The renderings provided indicate little in the way of architectural features, differences in heights and materials will be present on the south end with the inclusion of an attached office. The applicant does indicate street trees which will break up the line of sight to a certain extent. With the functional capabilities of the buildings, variations in roof heights and pitches may present operational challenges.*
13. Consideration of external traffic circulation.
 - i. *The site is accessed from different points. Employee parking will be accessed from the south drive and be present in the general vicinity of the office, this will also serve as the exit for the delivery vehicles. A second entrance will be utilized as the ingress for the delivery vehicles, this internal roadway loops behind the buildings where vehicles will be loaded for delivery. Impact on external traffic circulation should be minimal.*

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. Structures 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. Attached – includes responses from Project Engineer

Public Works Director:

1. None at this time

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site/Landscape Plan for Teague Lumber; 4120 Bonner Industrial Drive, subject to the conditions listed below and to include all **standing conditions** listed above.

1. All site improvements indicated on the site plan shall be completed as shown
2. 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.
3. All review comments provided by the DRT shall be addressed prior to issuance of earth change and building permits.