

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 5

CASE NO. ST-03-21

Topic: Site/Landscape Plan – Consider a Site/Landscape Plan for Bonner Crossing (Lot 1), located at 11801 State Avenue; this area is referred to as the Arts and Entertainment district.

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 the Zoning Regulations 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 Site/Landscape Plan for 11801 State Avenue, Bonner Crossing, Lot 1 (Arts and Entertainment Area) with the stipulations listed in the staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (4pgs)

Minutes from BZA meeting, May 21, 2019 (3pgs)

Aerial Image (1pg)

Copy of Site Plan (6pgs)

Previously approved lighting drawings (

SITE PLAN FOR LOT 1 OF BONNER CROSSING (11801 STATE AVENUE) – REQUEST FOR APPROVAL OF THE SITE/LANDSCAPE PLAN AS PRESENTED

MEETING DATE: June 15, 2021
REPORT WRITTEN: May 28, 2021

APPLICANT:

- CFS Engineers (representing owners)
1421 E. 104th Street
Kansas City, MO 64131

ENGINEER

- CFS Engineers
1421 E. 104th Street
Kansas City, MO 64131

REQUEST:

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

ZONING:

- The property is currently zoned “MX” Mixed Use District and “A-1” Agricultural District with and approved Special use Permit

SURROUNDING ZONING:

- North AG Agricultural District – Future American Royal Site
- South A-1 Agricultural District – Single Family Residences
- East A-1 Agricultural District – Wyandotte County Park
- West AG Agricultural District – Kansas Speedway

SITE INFORMATION:

Location - 11801 State Avenue
Lot 1 Bonner Crossing
Parcel ID# 953001

Lot Size - 72+/- acres

Building Use - Varied, arts and entertainment district, concert pavilion, performing arts center, etc.

Parking –

Required - 4800 Spaces as approved by the Board of Zoning Appeals; April 16, 2019

Provided - 4212 uncovered spaces; 600 additional spaces indicated in parking structure

Landscaping:

Required - 1 tree/40’ of frontage (3950’ of total frontage along the north line of Velocity Drive)
1 tree/10 Parking Spaces (4212 Spaces)
1 tree/3000sqft of Open Space (835,395sqft / 3000 = 278.465sqft)

Provided - 99 Street Trees in total
423 Parking Lot Trees
279 Open Space Trees

Outdoor Lighting - None indicated on updated overall site plan – project will be held to the requirements listed in Article V; Section 11; lighting plan to remain as previously approved

Signage - General placement shown – will be addressed with individual structures

Trash Enclosure - None shown – will be addressed with individual structures

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 structures and site are intended to work together as one cohesive Arts and Entertainment District. With no structures currently on-site, the exterior materials and appearance will be required to be compatible.*
2. Appropriate screening of mechanical equipment;
 - i. *All mechanical equipment shall be either screened or located out of the view of the general public as required.*
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. *A variance was granted that allows for an increase to 85% of any one material for the concert pavilion and central utility plant. From the renderings provided; building designs indicates a variety of materials.*
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 renderings provided indicate a vast array of architectural design styles. While colors of buildings have not been determined, adherence to the requirements of the Comprehensive Plan and this section will be required.*
6. Use of substantial amounts of masonry materials (face brick, stucco, stone) is encouraged;
 - i. *With the design of the buildings and surround A&E area, the buildings will have distinct design and utilize a multitude of masonry and other materials.*
7. The use of aluminum siding, metal roofs panels and extensive mirrored glass surfaces is discouraged;
 - i. *Exact building design has not be established, it will fall upon Staff to determine if these requirements are met*
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. *Staff has no doubt that the building materials utilized within the area will be compatible with one another and throughout the entire development.*
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 renderings that have been provided to Staff and included in staff's report indicate a wide variety of architectural designs and will provide a very distinct character.*
10. Loading, delivery and service bays shall be oriented away from residential areas and public streets;
 - i. *All loading and delivery bays are indicated to be oriented in a way that they are screened from residential areas and public streets.*
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 (included) show differing heights, materials, colors and landscaping as required.*

13. Consideration of external traffic circulation.
 - i. *External traffic circulation is provided via an internal street and parking lot connections, with multiple ingress and egress location sshown.*

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 one year 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 have been submitted and approved

City Engineer:

1. None at this time

Public Works Director:

1. None at this time

STAFF RECOMMENDATION:

The Development Staff recommends **approval** of the Site/Landscape Plan for Bonner Crossing Lot 1, 11801 State Avenue subject to the conditions listed below and to include all **standing conditions** listed above.

All site improvements indicated on the site plan shall be completed as shown

Changes or deviations from the approved Site 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;

An approved Site/Landscape Plan shall be valid if a Building Permit is issued within one (1) year from the date of approval by the Planning Commission;

All Freestanding Signs and Wall Signs require a Sign Permit and Fee to be approved by the City Planner; and

Prior to construction, all occupational licenses must be obtained, permit applications received and construction drawings approved, and an Earth Change Permit application and its SWP3 must be submitted to staff for review and approval.

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.