

**Project Facts**

**Applicant**

High Tide Consultants, LLC  
 Ricky Galloway

**Address**

1112 N. Main St.

**Property ID**

094-18-0-30-06-002.00-0

**Zoning**

B-3 Regional Business District

**Future Land Use**

Commercial

**Land**

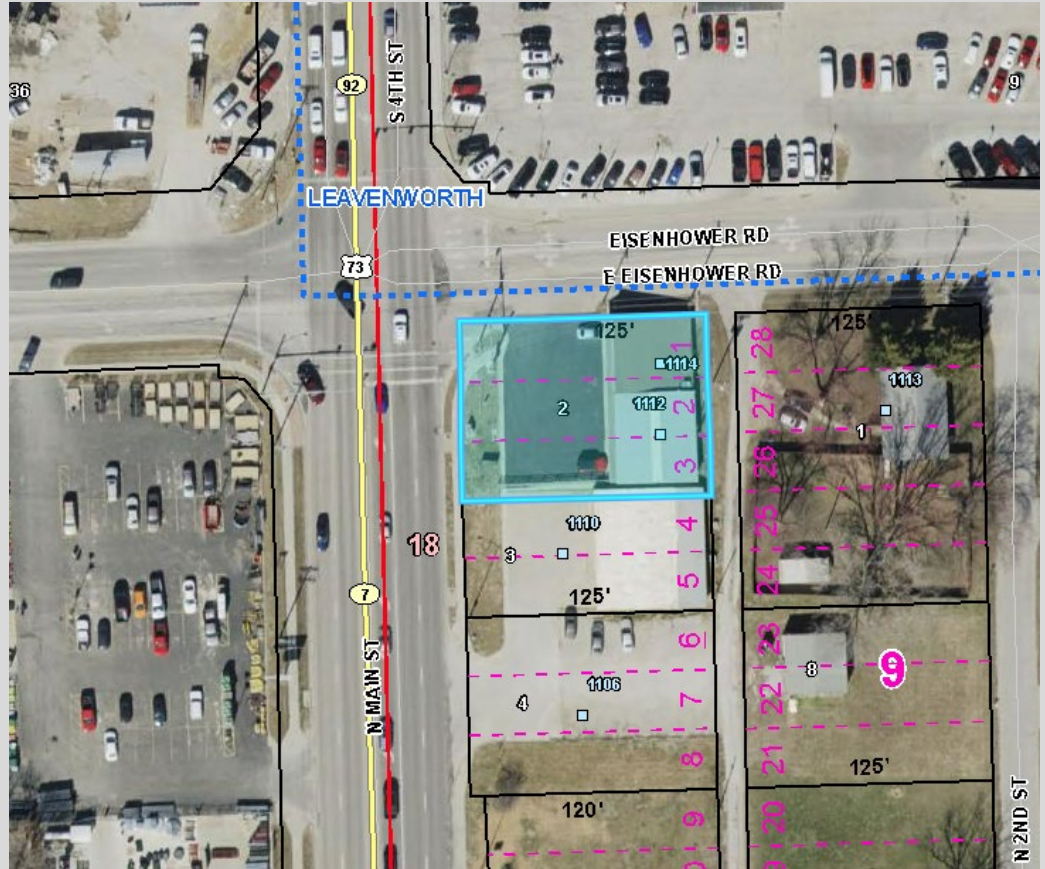
11,452.42 SF (0.26 acres)

**Building**

Existing: 3,400 SF  
 Proposed: 1,415 SF Total

**Requested Approvals**

Site Plan



**Project Summary**

The Applicant proposes to demolish the existing 3,400 sq. ft. building and construct one new building for a new Vehicle / Equipment Service and Repair – General (vehicle oil change facility) use on the site. The building to be constructed with this site plan is a twenty-foot-tall single-story structure that is 1,415 sq. ft.

This is an existing developed lot with a building on it that was constructed in 1960 according to Leavenworth County records. The plan includes the site work, landscaping, parking lot improvements, building construction and other appurtenances to the project. Approval of this Site Plan would authorize staff to issue a building permit for the project upon completion of review for compliance with building codes, subject to any conditions added during the approval process at the Planning Commission meeting.

Building elevations are included below, and an overall site plan is attached to this report.

## Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

### Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

### Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

### Wastewater Department

1. Wastewater items as noted in body of report below.

## Open Items – Community & Economic Development Department

### Site Plan Application items

The Community & Economic Development Director has reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
  - *See comments below.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
  - The site is capable of accommodating the buildings, proposed use, access, and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
    - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by the Public Works Department during the review of construction documents.*
  - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
    - *Article 4: The proposed use aligns with the article's definition of "Vehicle / Equipment Service and Repair – Limited", an allowed use under the current B-3 zoning district. The site plan complies with General Development Standards of Table 4-1 of the UDO.*
    - *Article 5: The Site Plan & Elevations comply with the "Terrace" frontage type application – Setback of 10ft on K-7 (west elevation) and 24ft on Eisenhower (north elevation). For the B-3 Zoning designation, this frontage type is indicated as "preferred", with applicability based on surrounding development pattern, street section designs, and site plan. The proposed use, existing context along K-7, and small lot size make full compliance with the standards of the Terrace frontage type challenging, specifically with regard to Massing & Composition standards. Since this is an automobile-service use, entryways are limited to the east elevation (rear-facing) and the applicant has attempted to meet the intent of the Massing & Façade Composition standards in Table 5-6 through the application of service bays on the north elevation and faux windows with awnings and landscaping screening (Emerald Green Thuja) along the west elevation.*

- *Article 6: The Landscape Plan complies with Article 6 planting requirements.*
- *Article 7: The site plan complies with Article 7: Access & Parking Standards. The site plan meets the intent of the driveway access width requirements provided in Table 7-2: Driveway Width, with a unique circulation pattern that splits the entrance and access locations. The wide curb radius and lack of proposed sidewalk along Eisenhower is problematic, but this is a unique site condition. Ideally, either the City or applicant would improve the side street to the City Standard for the right-of-way in this area. However, the more viable option would be to treat this as a deficient existing condition. The ability to establish and connect sidewalks along Eisenhower is limited due to the location of utilities and other limitations within the site and right-of-way. The applicant has proposed a connection of the 5ft sidewalk into the reconstructed parking lot though, which helps to reinstate the current level of pedestrian facilities to the site.*
- *Article 8: Lacking information. The proposed placement and size of the Freestanding monument sign along K-7 generally meets the standards of Table 8-2: Sign Allowances. The application proposes two signs each of 25 s.f. in area spaced sufficiently from one another, but the overall requirements of the code will only allow placement of one sign. Staff recommends that the sign along K-7, which meets the 10ft setback requirement from the street be the single monument sign allowed on the property. It is worth pointing out that this sign will be limited to a maximum height of 6' due to its proximity to the street.*

*Additional wall signage is indicated on the elevation drawings, amounting in an unclear number of signs. It is noted that signage will be permitted separately from the site plan process, which is correct as it would be reviewed during the building plan submittal and approval process. If approved, the applicant must agree in writing to comply with any standards regarding signs and specifically outlined for Wall Signs in Table 8-2: Sign Allowances:*

- *Number: 2 signs per tenant with exterior entrance (multi-tenant building) – otherwise 3 per façade maximum.*
  - *Total Area Allowance: 10% of façade area maximum.*
- The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
    - *The proposed architectural style and building materials appear to be appropriate for the site, which is located in the broader context of the K-7 corridor. The elevation drawings and landscape screening attempt to meet the intent of Article 5.03 Commercial Design Standards.*
  - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
    - *The proposed development is compatible with the current context of the K-7 corridor.*
  - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
    - *No additional conditions are necessary at this time.*
2. The application meets the criteria for all other reviews needed to build the project as proposed.
    - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
  3. The recommendations of professional staff.
    - *Staff recommends approval of this site development plan, subject to the conditions listed in this report.*

## Open Items – Public Works Department

### Site Plan Application items

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan. Items of specific note:

- Compliance with the City's no net increase policy is still under review as a stormwater / hydrology report needs to be completed.
- A Traffic Impact Study needs to be prepared and submitted to show that no adverse effects will occur for the K-7 corridor nor Eisenhower. This report will also be shared with KDOT for review.
- The alleyway to the east side of the proposed project should be improved as part of this project, especially since it will be utilized for entrance to the site.
- Other minor comments shown on the plans.

## Open Items – Wastewater Department

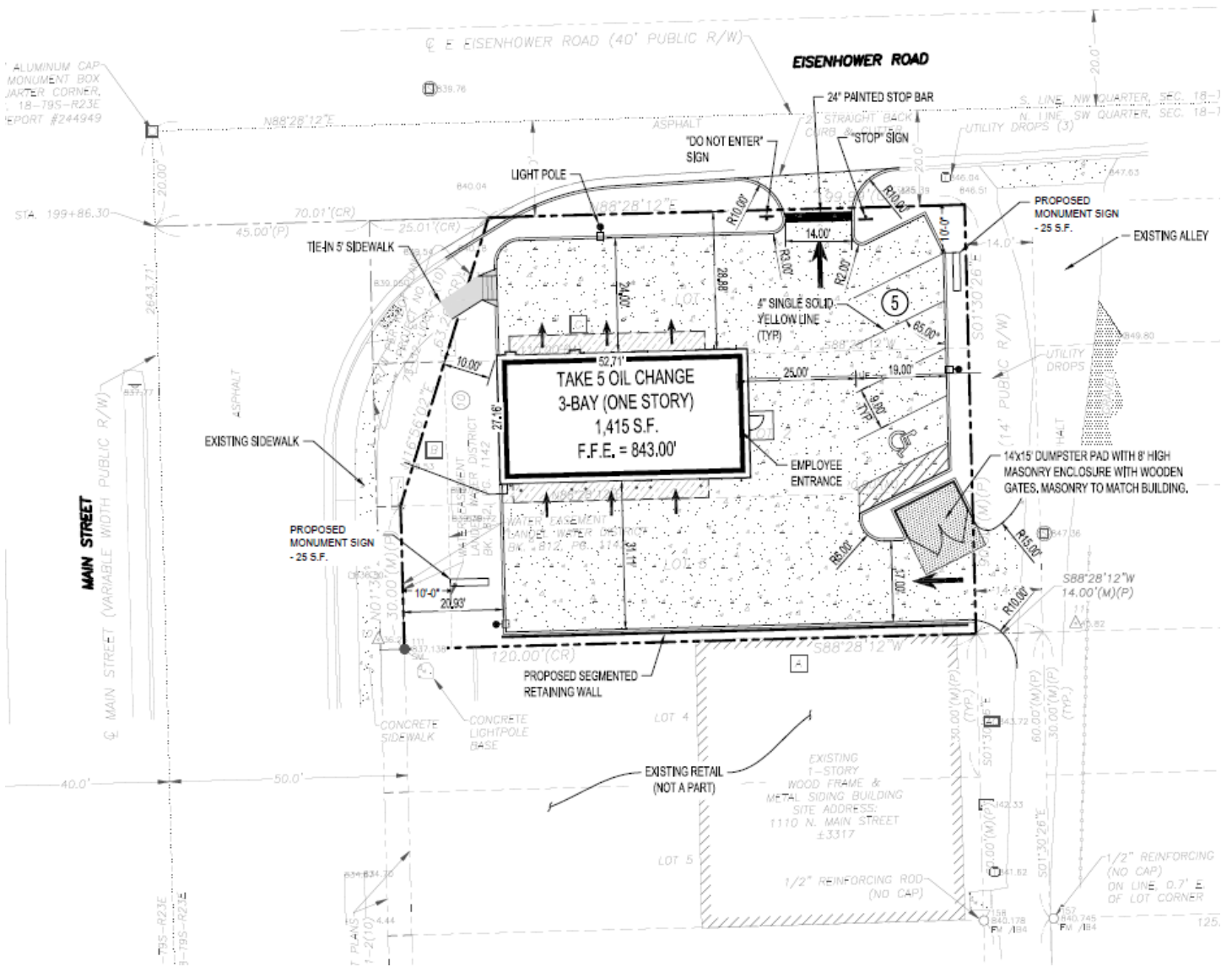
### Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan. Items of specific note:

- Plumbing code only requires cleanouts on the service line every 100'.
- How will the drainage inside the building be handled? Will there be drainage pits inside the building that are connected to the sewer system – thereby creating a need for a grease / oil separator to protect the City's infrastructure?
- Lateral design should be reconsidered – Wye's are not permitted fittings and a cleanout located in the alley would likely not mix well with snow removal operations / etc.

Building Site Plan

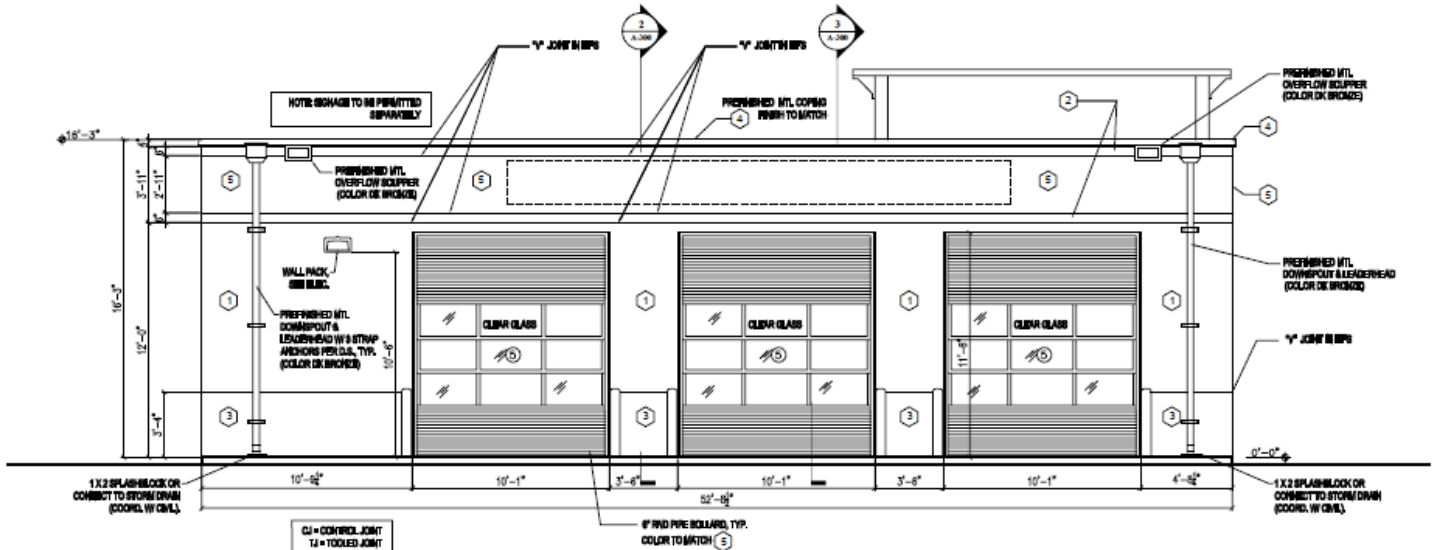
Below is the building Site Plan that shows the location of the buildings on the lot:



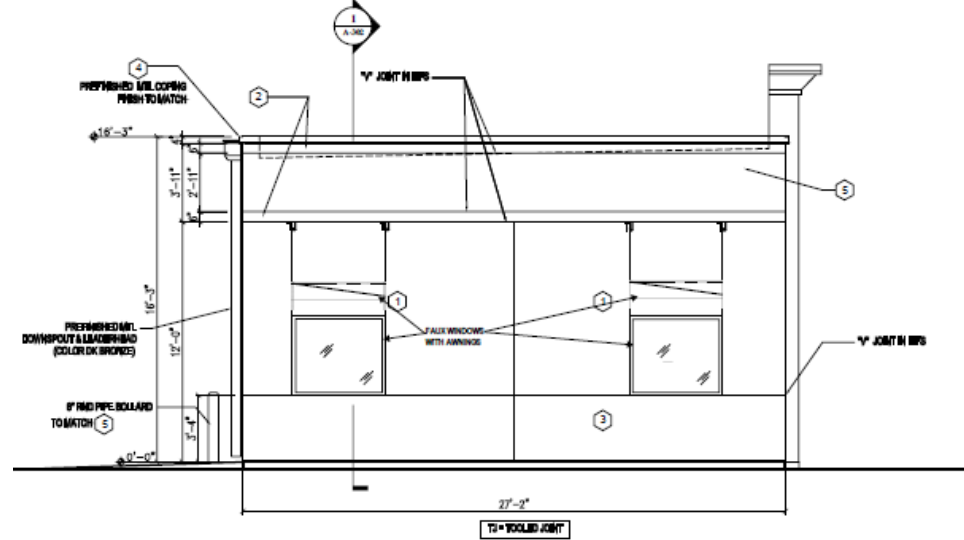


Building Elevations

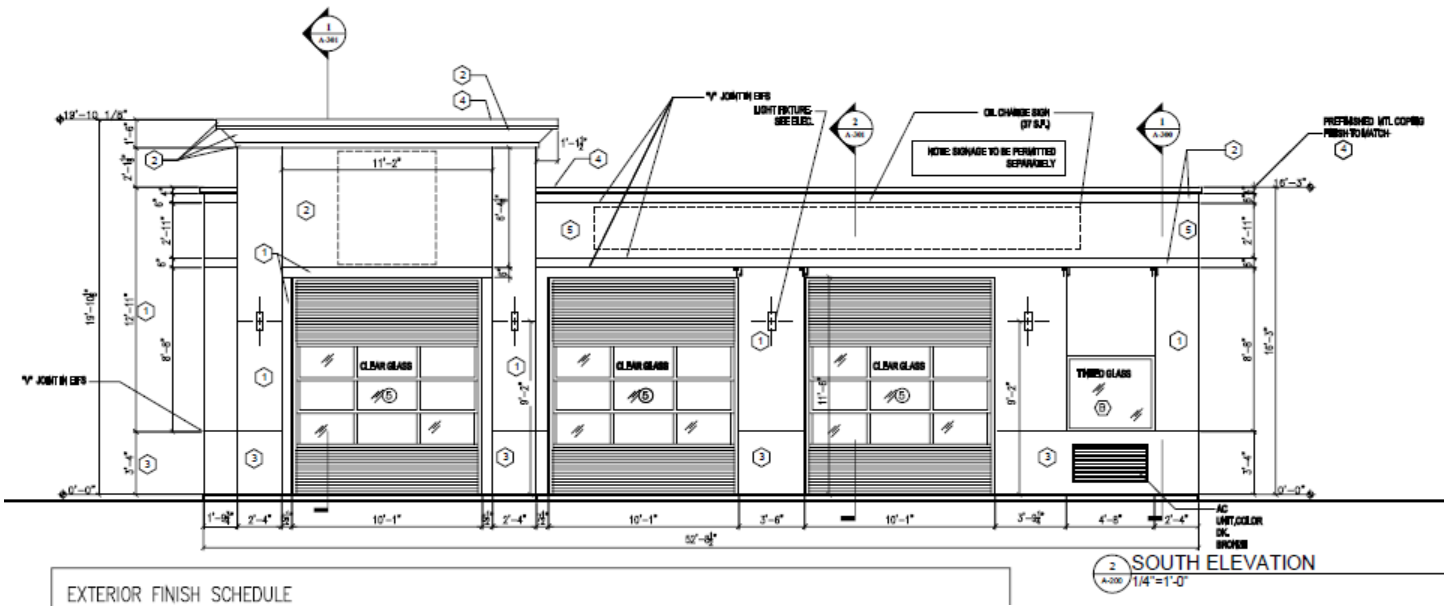
Below are the building elevations:



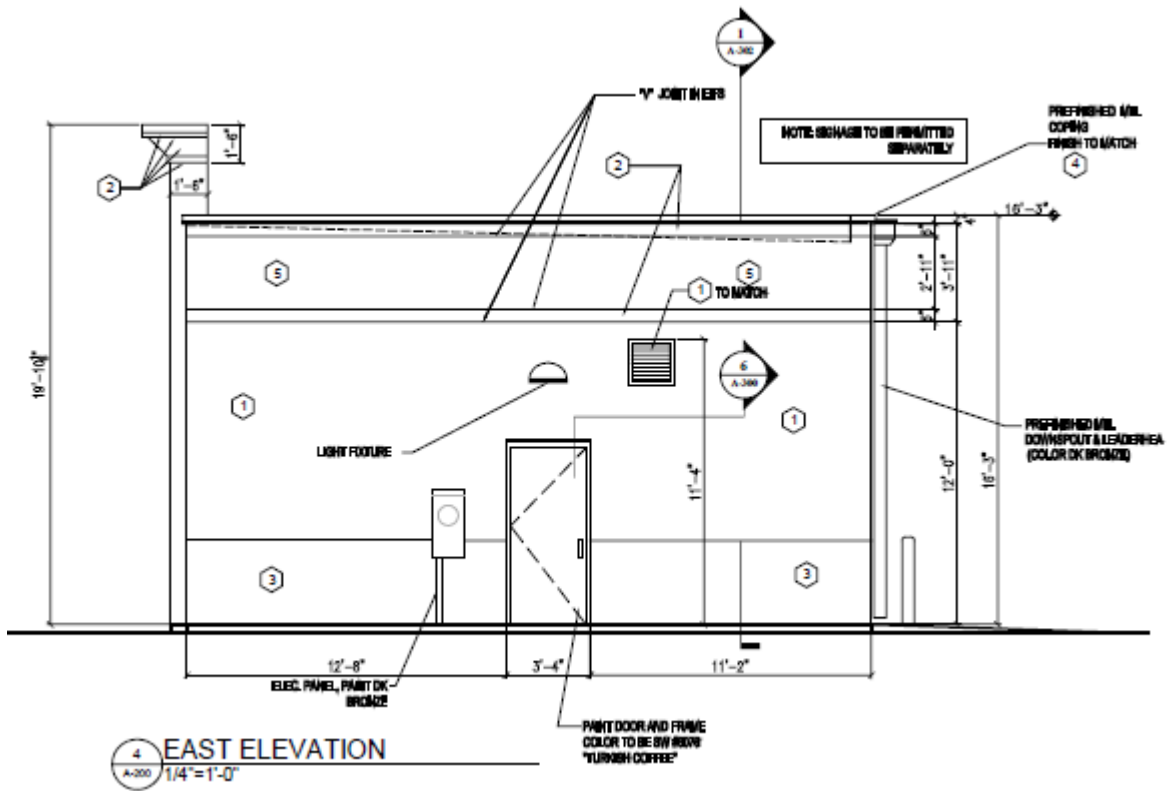
1 NORTH ELEVATION  
 A-200 1/4"=1'-0"



3 WEST ELEVATION  
 A-200 1/4"=1'-0"



EXTERIOR FINISH SCHEDULE



## Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell, Jr., MBA – Director, Wastewater
- Abby Kinney – Planning Consultant, Gould Evans

## Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, the Unified Development Ordinance, Buildings Codes, City of Lansing Technical Specifications and Standard Details, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

## Recommendation

Staff recommends approval of Project # SP-2022-03, Site Plan for Take 5 Oil Change, subject to the following conditions:

1. Outstanding items listed in this Staff Report from reviewing staff must be addressed; and
2. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.



List of Reviewed Plans

Sheet #	Title	Submitted By	Date on Document
COVER	Cover Sheet	HC	07.11.2022
	Survey (1 of 2)	BHC	05.19.2022
	Survey (2 of 2)	BHC	05.19.2022
ES-1	Erosion Control Plan	HC	07.11.2022
D-1	Demolition Plan	HC	07.11.2022
C-1	Site Plan	HC	07.11.2022
C-2	Grading Plan	HC	07.11.2022
L1.0	Landscape Plan	HC	06.20.2022
A-200	Elevations	CRA	04-12-2020
	Blue Springs Location Elevation Photos		

HC Hightide Consultants LLC.  
BHC BHC Civil Engineering / Surveying / Utilities  
CRA Childrey Robinson Associates