

Site Plan Case SP-2021-2  
 Mainstreet Chrysler Dodge Jeep Ram – Paint Shop  
 211 Plaza Dr. (Directly West of Dealership)

**Project Facts**

**Applicant**

Davidson Architects & Engineers  
 Mr. Keegan Amos

**Address**

211 Plaza Dr.  
 (Directly West of Dealership)

**Property ID**

106-24-0-10-01-035.01-0

**Zoning**

B-3 – Regional Business District

**Future Land Use**

Commercial

**Land**

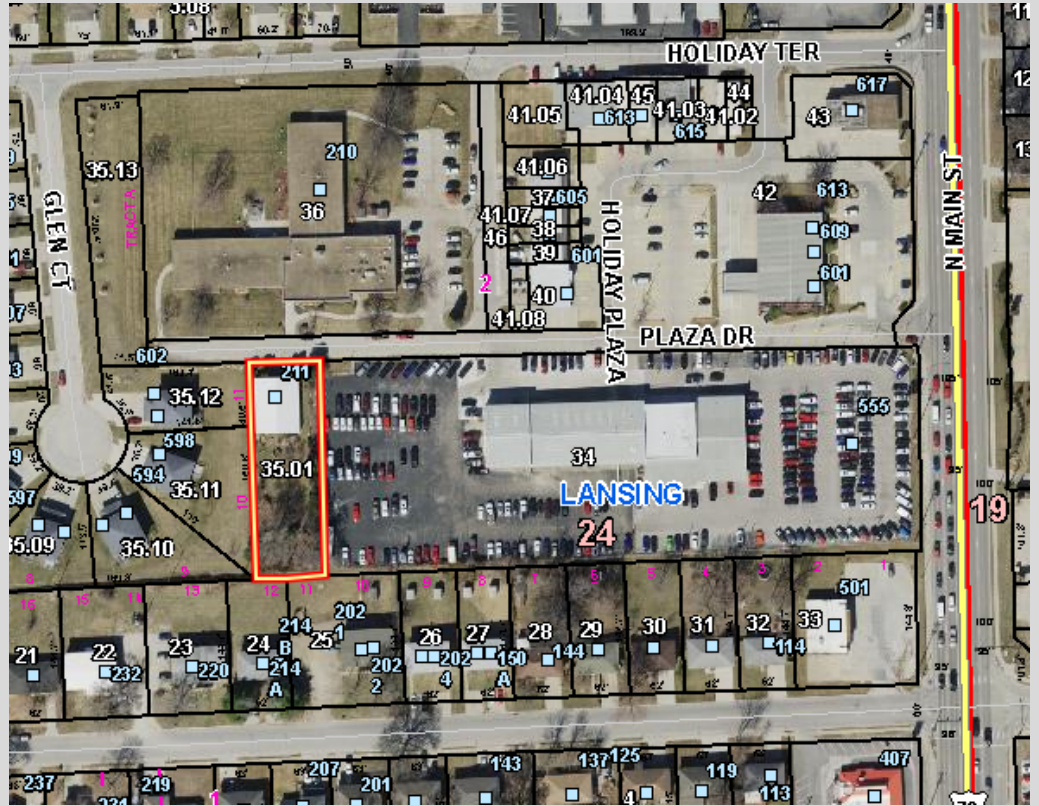
18,144.96 SF (0.42 acres)

**Building**

Existing: 2,880 SF  
 Proposed: 8,920 SF

**Requested Approvals**

Site Plan



**Project Summary**

The Applicant proposes to construct an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility. This is an existing building site that was formally used to store vehicles and the excess ground to the south was undeveloped green space. The plan includes the addition, site work, landscaping, parking lot improvements and fence reconfiguration. Approval of this Site Plan would authorize the applicant to apply for a building permit on the property, subject to any conditions added during the approval process at the Planning Commission meeting.

**The applicant applied for and was granted a variance by the Board of Zoning Appeals reducing the side setback on the West side of the property from 10' to 6' to accommodate this project. Draft minutes are attached for review.**

An overall site plan, and preliminary building plans, are attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible.

## 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, and staff from Gould Evans, have 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.
  - *The existing structure is a Nonconforming Structure Per Section 4.02, Table 4-1 General Development Standards. The existing structure abuts a residential district on the west and is not set back 10 feet from it as the UDO requires. This occurred because the building was constructed long before the UDO was adopted. The plans as drawn are not set back 10 feet from the residential district and are considered an expansion of an existing Nonconforming Structure. The applicant applied for a variance request from the Board of Zoning Appeals, **the BZA meeting was held January 5<sup>th</sup>, 2022, and this application was approved.***
  - *The Landscape Plan is in compliance with Article 6 – Site & Landscape Requirements, and the planting requirements in Table 6-1.*
  - *The Access and Parking Plan is in compliance with required counts and shared parking arrangement standards per Article 7.04.*
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.
    - *Because the variance was approved at the Board of Zoning Appeals, the proposed development does fit on the site as designed.*
  - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
    - *Proposed site arrangement and landscape design is appropriate for the site and context.*
  - 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 extension is proposed to be made of architectural metal panel and pre-finished metal rake trim, consistent with the existing building. The proposed architectural style and building materials appear to be appropriate for the site, which is in B-3 – Regional Business District along K-7.*

- 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 design appears to be appropriate for the context, which is in B-3 – Regional Business District along K-7.*
  - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
    - *Not applicable.*
3. 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.*
4. The recommendations of professional staff.
- *Staff recommends approval of this site development plan.*

The site plan does not show the current zoning, but the site is zoned as B-3 – Regional Business District per the Lansing Zoning Map.

There is no trash enclosure shown on the proposed development. It is assumed that any needed trash services for the property will either be handled within the building or will utilize the next-door property owned by the same owner.

The Director has worked with Leavenworth County Fire District #1 to obtain approval for the project. The Fire Department has agreed that installing pavement markings on the property to ensure that a fire lane always exists is adequate for this development. An updated plan sheet is attached which shows the 24' wide fire lane to be established, as well as the gate that will be kept clear of vehicles to allow the FD access. Staff will work to ensure that additional information, if requested, is shown on the plans when a building permit is presented, and before the site plan is officially approved and accepted.

#### 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 missing on the original submittal. Those items have been submitted for review to the Public Works Director / City Engineer, and that review is underway. The stormwater analysis included does show a small detention area and a reduction in existing peak runoff which would conform to the City's no net increase policy.

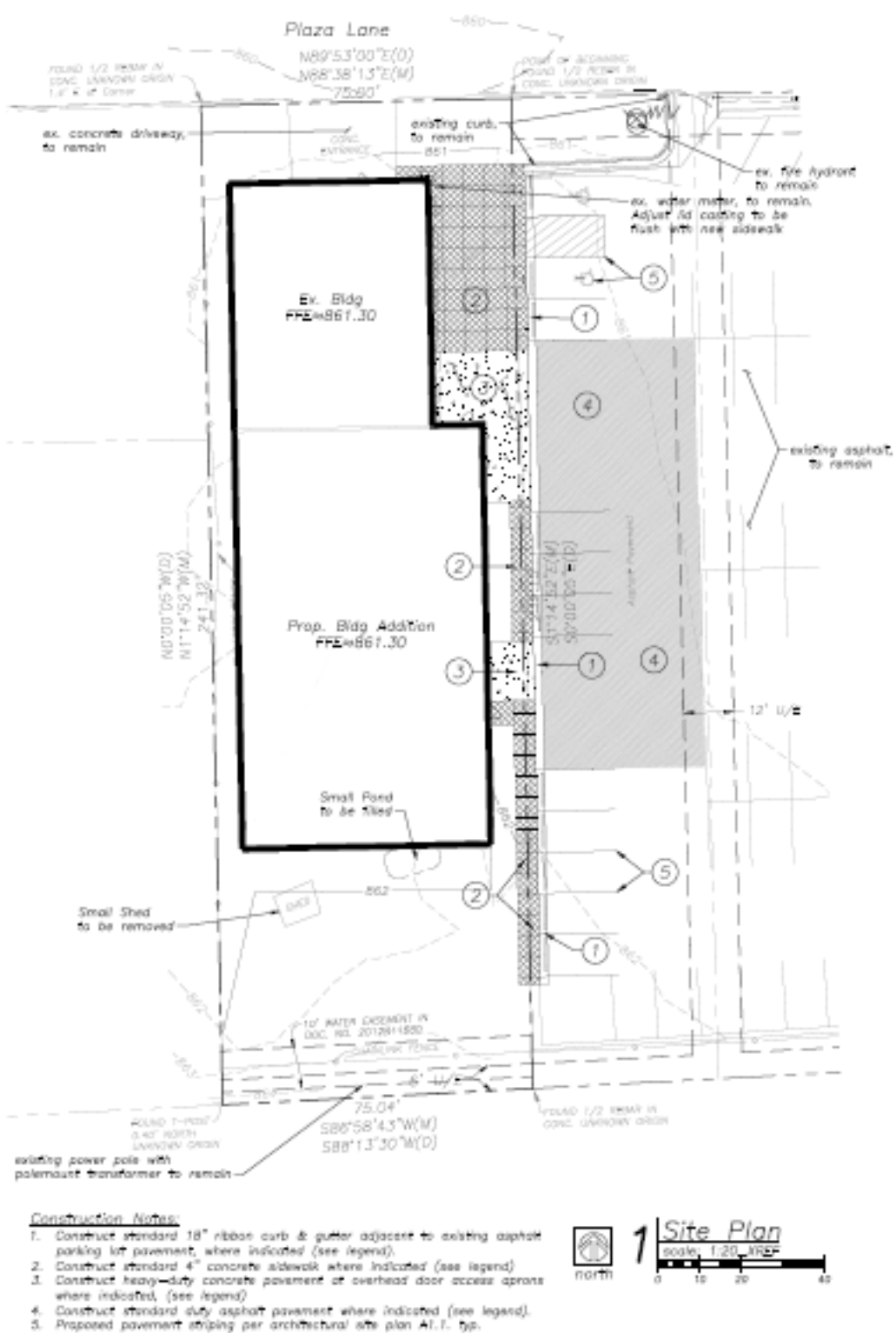
#### Open Items – Wastewater Department

##### Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found some items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Wastewater Director will approve the submitted plans.

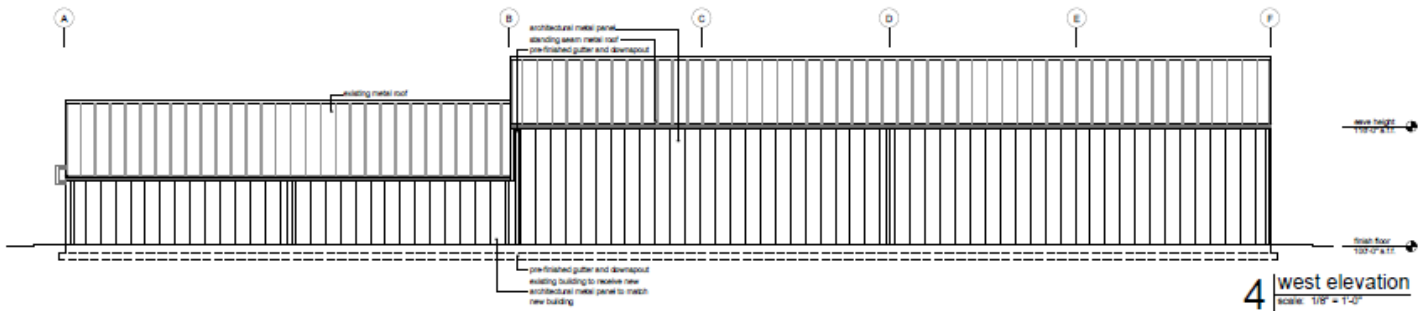
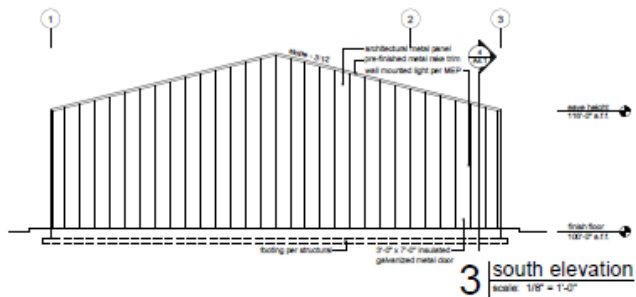
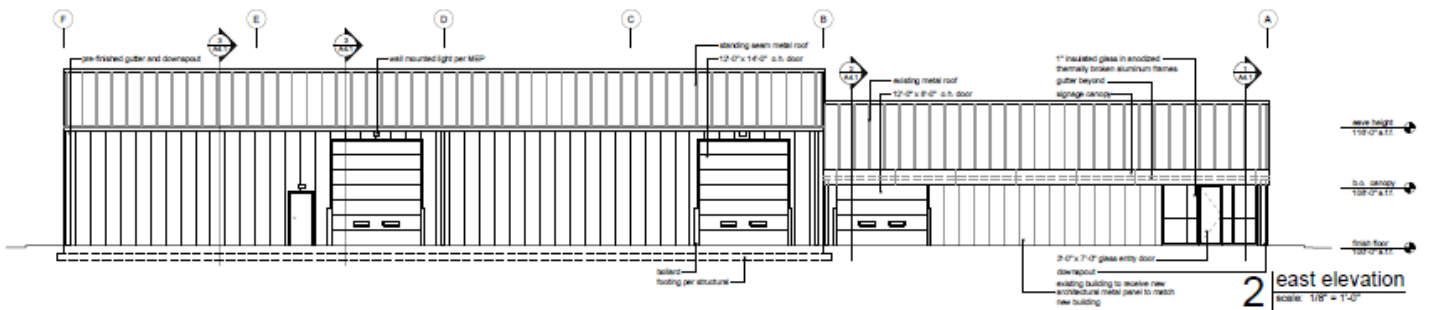
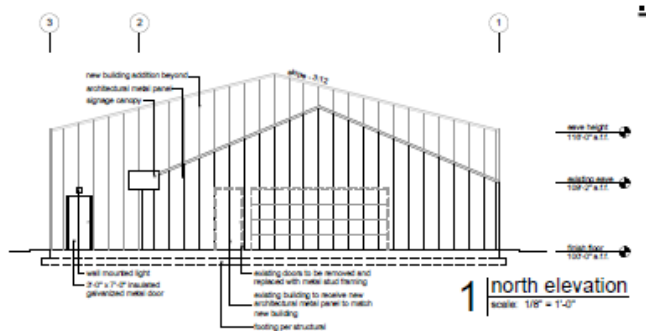
Building Site Plan

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



Building Elevations

Below are the building elevations:



## Acknowledgments

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

- Matthew R. Schmitz – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell – 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, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

## Recommendation

Staff recommends approval of Project # SP-2021-02, Site Plan for Mainstreet Chrysler Dodge Jeep Ram – Paint Shop at 211 Plaza Dr., subject to the following conditions:

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

