

**Planning & Zoning Commission
Council Chambers
Hall of Waters Building
201 East Broadway
Excelsior Springs, MO**



Meeting Notice

May 18, 2020 at 6:00 PM

Meeting Location: Excelsior Springs Golf Course Clubhouse
1201 E. Golf Hill Dr. for Commissioners and Staff

Public may attend meeting via Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/87048781014?pwd=b21JU1grSFJuR3dwV3o1Tzhha0JiUT09>

Meeting ID: 870 4878 1014

Password: Planning

One tap mobile

+13126266799,,87048781014#,,1#,159311# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 870 4878 1014

Password: 159311

Agenda

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS
 - A. Chairman
 - B. Vice Chairman
4. APPROVAL OF MEETING SUMMARY
 - a. December 17, 2019 Meeting Summary
5. COMMENTS OF VISITORS
6. Case No. PP-20-001/FP-20-001: An application by the Excelsior Springs School District for a Preliminary Plat and Final Plat for the new Westview School site at 1901 Wornall Road.
7. Case No. RZ-20-001: An application by Ted Ehney to rezone the old Roosevelt High school From R-2, Two family Residential District to R-4, Medium Density

Residential District at 101 Richmond Street. (Public Hearing)

8. Case No. SUP-20-001: An application by Brent McElwee for a renewal of Special Use Permit for the operation of a vacation rental in the R-2, Two Family Residential District at 804 Linwood Avenue. (Public Hearing)
9. Case No. SUP-20-002: An application by Jesse Harris for a Special Use Permit for the operation of a retail garden center in the M-1, Light Industrial District at 107 N. Industrial Park Drive. (Public Hearing)
10. STAFF COMMENTS
11. COMMENTS OF COMMISSIONERS
12. ADJOURN

Copies of this notice are available by contacting the Community Development Department at 201 E. Broadway, Excelsior Springs, MO 64024. 816-630-0756

Date and Time Posted: May 13, 2020 at 3:15 pm

PLANNING AND ZONING COMMISSION

MEETING SUMMARY

December 17, 2019, 6:00 p.m.

Chairman Simmons called the meeting to order at 5:59 p.m.

Item 1. Roll Call

PRESENT: Mark Bullimore, Bob Gerdes, Bill Griffey III, Kenneth Manley Jake Simmons, Pat Slusher, and Jason Van Till.

ABSENT: None

STAFF PRESENT: Doug Hermes, Planning Consultant, Melinda Mehaffy, Community Development Director, Molly McGovern, City Manager, Lisa Morgan, Administrative Assistant, Sonya Morgan, Councilmember.

VISITORS: David R. Parsons and Kimberly Blackburn

Item 2. Approval of Meeting Summary – November 19, 2019

Commissioner Gerdes made a motion to approve the November 19, 2019 meeting summary. Commissioner Griffey seconded. Motion carried.

Vote: Motion passed 7-0-0

Yes: Commissioners: Bullimore, Gerdes, Griffey, Manley, Simmons, Slusher, Van Till.

No: None

Abstain: None

Item 3. Comments of Visitors:

There were no comments from visitors

Item 4. Case No. RZ-19-005: An Application by David R Parsons (Shoemaker Tow) to Rezone an approximately three-acre tract in the Southwest Quarter of Section 2, Township 52, Range 30, in Excelsior Springs, Clay County, Missouri also known as 201 Industrial Park Road, Rezoning from M-1-Light Industrial District to MP-1 Planned Light Industrial District. (Public Hearing).

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information for the rezoning as described in the staff report. Mr. Hermes noted that the initial staff report recommends a stipulation that: "A dust-free hard surface shall be provided on the tow lot area." This was based on the City's parking and loading regulations that land areas used for storage shall be surfaced in a manner deemed adequate by the City to help mitigate dust and erosion. However, following further staff review of the proposal and of similar storage sites in the City, staff is

removing that stipulation from its recommendation allowing the applicant to proceed with just a compacted gravel surface area.

Chairman Simmons asked if there were any questions for the staff. Hearing none, he opened the public hearing.

Chairman Simmons asked if any members of the public wished to speak. Hearing none, Chairman Simmons asked if applicant would like to address the Commission. Mr. Parsons introduced himself and told the Commission he is currently renting a lot above 201 Industrial Park Road and wants to expand his business to better serve the community. Chairman Simmons thanked the applicant for his attendance and for his business in the City.

Seeing no other members of the public wishing to speak, Chairman Simmons closed the public hearing.

Chairman Simmons asked if there were any further questions for staff. Commissioner Slusher asked about the revised staff recommendation removing the stipulation regarding a dust-free hard surface and asked if the staff report needed to be changed. Mr. Hermes replied that staff is no longer recommending the stipulation so if the Commission recommends approval of the application with no stipulations then that is the recommendation and proposed ordinance that will be forwarded to the City Council for consideration.

Commissioner Bullimore made a motion to approve Case No. RZ-19-005: Rezoning an approximately three-acre tract in the Southwest Quarter of Section 2. Township 52, Range 30, in Excelsior Springs, Clay County, Missouri, also known as 201 Industrial Park Road, Rezoning from M-1 Light Industrial Park to MP-1 Planned Light Industrial District – with no stipulations.

Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 7-0-0

Yes: Commissioners: Bullimore, Gerdes, Griffey, Manley, Simmons, Slusher, Van Till

No: None

Abstain: None

Chairman Simmons thanked Mr. Parsons for bringing his business to Excelsior Springs.

Item 5. STAFF COMMENTS

Mr. Hermes reminded the Commission of its discussion last month regarding modifying the Planning and Zoning Commission monthly meeting schedule to the second or fourth Monday of each month. This would allow for shorter wait times when an application could be considered by the City Council. Following additional Commission discussion, the Commission agreed by consensus to modify the 2020 P&Z Commission meeting schedule to the last Monday of each month.

Ms Mehaffy advised the Commission that on January 6, 2020, Laura Mize would begin her position as the new Neighborhood Specialist in the Community Development Department.

Item 6. COMMENTS OF COMMISSIONERS

Chairman Simmons thanked the Commissioners for their service this past year and wished everyone a happy holiday season.

Item 7. ADJOURN

Meeting was adjourned at 6:21 p.m.

The next meeting of the Commission is scheduled for Monday, January 27, 2020 at 6:00 p.m. in the Council Chambers at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri.

Meeting Summary prepared by Lisa Morgan Community Development Administrative Assistant.



**Community Development
Planning and Zoning Commission - 5/18/2020**

To: Commission Members

From:

Date

RE: PP-20-001/FP-20-001 for 1901 Wornall Road

Case No. PP-20-001/FP-20-001: An application by the Excelsior Springs School District for a Preliminary Plat and Final Plat for the new Westview School site at 1901 Wornall Road.

ATTACHMENTS:

Description	Type	Upload Date
PP-20-001/FP-20-001 for 1901 Wornall Road	Cover Memo	5/15/2020

Community Development Department Planning & Zoning

Phone: 816-630-0756; Fax: 816-630-9572



May 18, 2020

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. PP-20-001/FP-20-001 – An application by the Excelsior Springs School District for a Preliminary Plat and Final Plat for the new Westview School site at 1901 Wornall Road.

Applicant: Excelsior Springs School District

General Information:

Address: 1901 Wornall Road
Current Zoning: R-1, Single Family Residential District
Current Land Use: vacant

Surrounding Zoning & Land Use: North – R-1; single-family
East – R-1; single-family
South – R-1; vacant
West – R-1; vacant

Background:

The school district acquired this site at the southwest corner of Wornall Road and Lodwick Lane for the location of the proposed new Westview School. The property is proposed to be subdivided into two lots for the ESSD Addition: the new school to be located on the north lot (Lot 1); and, the south lot (Lot 2) to be left undeveloped at this time.

Public Infrastructure:

Streets: The site is served by Wornall Road and Lodwick Lane, both two lane unimproved roadways. The applicant proposes to provide a half-street improvement with sidewalk along the entire frontage of Wornall Road including widening a section of the roadway to provide for a turn-lane into the site. A half-street improvement with sidewalk will also be provided along the frontage of Lodwick Lane from the intersection with Wornall Road south to a primary drainageway on the lot that runs through a stormwater pipe under the roadway. The applicant's intentions are to provide the balance of this half-street

improvement along Lodwick Lane when future development occurs Lot 2. Additionally, certain geometric improvements are proposed within the existing right-of-way at the intersection of Wornall Road and Lodwick Lane to accommodate school bus traffic.

The proposal identifies the future extension of Larkspur to Lodwick Lane in Lot 2.

Public Water: The site is served by existing eight inch watermain along both Wornall Road and Lodwick Lane.

Sanitary Sewer: The site is served by two existing sanitary sewer mains that traverse the property.

Stormwater Management: There are no public stormwater management facilities serving the site. The applicant's stormwater management plan calls for the capture of stormwater from the proposed school development directing it into a detention basin in the southeast quadrant of Lot 1 (school site).

Staff Analysis:

The proposed preliminary plat and final plat appear to conform with City standards and requirements for this two-lot subdivision. As the proposed development involves an important public facility, the applicant has provided the site plan and building elevations for presentation.

The traffic study submitted in support of the application concludes the primary direction of access to and from the school site will be on Wornall Road. The school district has indicated that all school bus traffic will be directed to and from the school on Wornall Road east of Lodwick Lane. This should provide the most appropriate routing in terms of traffic interaction on US 69 Highway. The geometric improvements proposed at the intersection of Wornall Road and Lodwick Lane should accommodate the turning radii for the school buses. And the proposed turn lane improvements along Wornall Road will support traffic flows for student drop-off and staff trips.

The applicant is providing the expected half-street roadway improvements along the frontage of Lot 1 where the initial development is to occur, except for a short segment along Lodwick Lane. The applicant understands that development on Lot 2 will necessitate the completion of the half-street improvement along the entire length of the Lodwick Lane frontage. Staff will suggest a stipulation in the approval of the final plat with that requirement.

The proposed preliminary plat also identifies the future, potential extension of Larkspur to Lodwick Lane. Larkspur currently terminates at the east end of the Cherry Hills neighborhood. The future extension of the local street will complete

the connectivity that is needed for the local traffic pattern. The details of the future extension would be finalized with proposed development on Lot 2.

As this part of town has limited bicycle and pedestrian facilities, the school district determined that school bus service will be offered for all students attending the school. In partnership with the school district and other community stakeholders, the City is developing a Westside Bicycle & Pedestrian Plan to identify the opportunities for a comprehensive system of trail and sidewalk improvements that will enhance the ability to travel about the westside without a vehicle. The plan will enable the community to prioritize future improvements and identify available resources to develop this system over time.

The stormwater management plan is currently under final review and is in an approvable form. The plans for stormwater retention will comply with city standards. Public water and sanitary sewer service are in place to support the development.

Staff Recommendation/Action Requested:

City staff finds that the Preliminary Plat and Final Plat comply with the technical requirements of the City's Subdivision Regulations and the public works plans are in an approvable form.

City staff recommends approval of the Preliminary Plat and Final Plat with the following stipulation:

1. Development of Lot 2 will require the half-street and sidewalk improvement of the Lodwick Lane frontage from the south property line to the point where the half-street sidewalk improvement of Lodwick Lane terminates on Lot 1.

Respectfully submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Vicinity Map
Exhibit B – Preliminary Plat
Exhibit C – Final Plat
Exhibit D – School Building Elevations



**Community Development
Planning and Zoning Commission - 5/18/2020**

To: Commission Members

From:

Date

RE: RZ-20-001 Rezoning 101 Richmond Street

Case No. RZ-20-001: An application by Ted Ehney to rezone the old Roosevelt High school From R-2, Two family Residential District to R-4, Medium Density Residential District at 101 Richmond Street. (Public Hearing)

ATTACHMENTS:

Description	Type	Upload Date
RZ-20-001 Rezoning 101 Richmond Street	Cover Memo	5/15/2020

**Community Development Department
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



May 18, 2020

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. RZ-20-001 – An application by Ted Ehney to rezone the old Roosevelt High School from R-2, Two Family Residential District to R-4, Medium Density Residential District at 101 Richmond Street. (*Public Hearing*)

Applicant: Ted Ehney

Background:

The applicant is proposing to rezone the old Roosevelt High School site to the R-4 District to provide for the renovation of the school building into elderly apartments.

Staff Analysis:

Staff continues to work with the applicant to address certain items on the proposed plans. At this time, the application is not ready to proceed for formal consideration.

Staff Recommendation/Action Requested:

City staff recommends the Planning & Zoning Commission open the public hearing then formally continue consideration of the application to the June 29, 2020, regular session.

Respectfully submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs



**Community Development
Planning and Zoning Commission - 5/18/2020**

To: Commission Members

From:

Date

RE: SUP- 20-001 Renewal for 814 Linwood Avenue

Case No. SUP-20-001: An application by Brent McElwee for a renewal of Special Use Permit for the operation of a vacation rental in the R-2, Two Family Residential District at 804 Linwood Avenue. (Public Hearing)

ATTACHMENTS:

Description	Type	Upload Date
SUP- 20-001 Renewal for 814 Linwood Avenue	Cover Memo	5/15/2020

**Community Development Department
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



May 18, 2020

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. SUP-20-001 – An application by J. Brent McElwee for a renewal of a Special Use Permit for the operation of a vacation rental in the R-2, Two Family Residential District at 814 Linwood Avenue. (*Public Hearing*)

Applicant: J. Brent McElwee

General Information:

Address: 814 Linwood Avenue
Current Zoning: R-2, Two Family Residential District
Current Land Use: Vacation Rental house (SUP)

Surrounding Zoning & Land Use: North – R-2; single-family
East – R-2; single-family
South – R-2; single-family
West – R-2; single-family

Background:

The subject site is occupied by an existing single-family house. In 2018, the City approved a Special Use Permit for a two-year period for the operation of a vacation rental house.

Staff Analysis:

The Zoning Regulations recognize that there are special land uses and circumstances which, because of their unique nature, cannot be properly classified in any particular zoning district(s) without special consideration in each case of the impact of those uses upon neighboring property. These cases can be reviewed individually for their appropriateness and authorized through a Special Use Permit.

Since the Special Use Permit was issued two-years ago for the operation of a vacation rental house, staff has not been made aware of any conflicts or negative impacts to the surrounding neighborhood.

Staff Recommendation/Action Requested:

City staff recommends approval of the Special Use Permit renewal with no stipulations and no time limit.

Respectfully submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Vicinity Map



**Community Development
Planning and Zoning Commission - 5/18/2020**

To: Commission Members

From:

Date

RE: SUP-20-002 Special Use Permit for 107 N Industrial Park Drive

Case No. SUP-20-002: An application by Jesse Harris for a Special Use Permit for the operation of a retail garden center in the M-1, Light Industrial District at 107 N. Industrial Park Drive. (Public Hearing)

ATTACHMENTS:

Description	Type	Upload Date
SUP-20-002 Special Use Permit for 107 N Industrial Park Drive	Cover Memo	5/15/2020

**Community Development Department
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



May 18, 2020

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. SUP-20-002 – An application by Jesse Harris for a Special Use Permit for the operation of a retail garden center in the M-1, Light Industrial District at 107 N. Industrial Park Drive. (*Public Hearing*)

Applicant: Jesse Harris

General Information:

Address: 107 N. Industrial Park Drive
Current Zoning: M-1, Light Industrial District
Current Land Use: landscape business

Surrounding Zoning & Land Use: North – M-1; light industrial
East – R-4 ; Medium Density Residential District
South – R-1 ; single-family
West – M-1; manufacturing

Background:

The subject site is the former location of the AT&T service facility. It is located along N. Industrial Park Drive that is the home to a variety of light industrial activities and is currently all located in the M-1, Light Industrial District.

A landscape business is a permitted use in the M-1 District along with associated equipment and material storage. However, the M-1 District *Performance Standards* limit retail sales only to those products manufactured on the premises.

The applicant has previously located his landscaping business to the site and wishes to add an outside display area for the retail sale of certain landscape items. This display area will be situated on parts of the pre-existing parking area and will maintain the necessary space for off-street employee and customer parking.

Staff Analysis:

The Zoning Regulations recognize that there are special land uses and circumstances which, because of their unique nature, cannot be properly classified in any particular zoning district(s) without special consideration in each case of the impact of those uses upon neighboring property. These cases can be reviewed individually for their appropriateness and authorized through a Special Use Permit.

This location was previously the site of the AT&T service facility that had also offered some level of retail sales for walk-in customers. Its location right at the entrance of this light industrial area will help minimize any conflicts with the mixing of retail and industrial traffic. The public infrastructure appears more than adequate to support the proposed use.

The proposed site plan indicates the areas of storage, outside display and parking. There is no proposed expansion to the existing building. As the land coverage will not be enlarged, a stormwater management plan is not necessary.

The site is relatively buffered from non-light industrial uses and the addition of a retail activity should not create any negative impacts on surrounding properties.

Being a new special use permit, staff would suggest an initial time limit to allow for appropriate review after it has been in operation for a couple of years.

Staff Recommendation/Action Requested:

City staff recommends approval of the Special Use Permit for a two (2) year time period.

Respectfully submitted,

Doug Hermes
Planning Consultant
City of Excelsior Springs

Attachments:

Exhibit A – Vicinity Map
Exhibit B – Site Plan