

City of Independence

Planning Commission Agenda

May 16, 2017

6:00 PM, Council Chambers, Independence City Hall

City Code Chapter 14 and the staff reports are entered into the record.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

A. Case#17-175-02 – UDO Amendment # 28 – Nonresidential Design Standards

The City proposes Amendment #28 of the Unified Development Ordinance (UDO) relating to Nonresidential Design Standards in Section 14-506.

IV. APPROVAL OF MINUTES

April 11, 2017

V. ROUNDTABLE

VI. ADJOURNMENT

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

Case#17-175-02 – UDO Amendment # 28 – Nonresidential Design Standards

The City proposes Amendment #28 of the Unified Development Ordinance (UDO) relating to Nonresidential Design Standards in Section 14-506.

Department:

Contact Person:

REVIEWERS:

Planning Commission

Approved

Council Action:

Council Action:

ATTACHMENTS:

- ▣ Proposed changes
- ▣ Staff Report

To City Code Section 4.01.008F, add the following:

2. Upon receipt of a report from an inspector, give at least 21 days written notice to all parties to appear before him/her on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building” should not be repaired, vacated and repaired, or vacated and demolished. Structures ordered to be repaired shall be rendered fully code compliant with the currently adopted building, plumbing, fuel gas, electrical and mechanical codes.

For non-residential buildings, the exterior of the building shall be repaired utilizing compatible materials, colors, and architectural features of the existing structure as outlined in City Code Section 14-506 “Nonresidential Design Standards”. A “Dangerous Building Permit” must be obtained by the business owner for any aesthetic work performed on the building that does not require a standard building permit with a general contractor, which is reviewed for compliance with the above mentioned “Nonresidential Design Standards”.

To City Code Section 14-506, add the following:

14-506 NONRESIDENTIAL DESIGN STANDARDS

14-506-01 NONRESIDENTIAL BUILDING DESIGN AND MATERIALS

14-506-01-A. APPLICABILITY

Unless otherwise expressly stated, the building design and material standards of this section apply to all development in O, C and I districts, and public/semi-public and institutional buildings (i.e., churches, schools) in all zoning districts that is subject to site plan review.

14-500-01-A. FAÇADE MATERIALS AND BUILDING REQUIREMENTS

1. All buildings and other structures must utilize brick, wood, natural stone, architectural cast stone, glass or other comparable, quality materials approved during the plan review process.
2. Concrete masonry units, architectural precast panels, and similar materials may be allowed in service areas and on exterior walls that are not generally visible to the public.
3. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls that are more than eight feet above the adjacent ground or paved surface. EFIS may not be used on more than 35% of any building wall. All EIFS must be of a moisture drainage type and also incorporates an air and water-resistive barrier.
4. **Dangerous buildings, as defined in Chapter 4 of the City Code, shall be repaired utilizing compatible materials, colors, and architectural features of the existing structure. This provision shall include, but not limited to: the type and texture of building materials, and the design of exterior elements such as windows, doors, siding, trim, roofs, porches and ornamentation.**

City of Independence

Community Development Department

TO: Planning Commission
PREPARED BY: Community Development Department
RE: Case #17-175-02 – Unified Development Ordinance – Amendment #28
DATE: May 16, 2017

GENERAL DESCRIPTION

The City requests the adoption of Amendment #28 of the Unified Development Ordinance (UDO).

RECOMMENDATION

Staff recommends **APPROVAL** of the adoption of the proposed Amendment #28 to the Unified Development Ordinance.

REVIEW

In continuing efforts to improve the overall appearance of the City, this amendment is proposed to require that when a nonresidential dangerous building is repaired; all street facing elevations of the building shall be rebuilt with compatible materials and design as the existing building. Previously, when such building was repaired to the minimum amount of repair needed to eliminate any dangerous condition, often with materials and in design which was not compatible with the existing structure. This proposed amendment, in conjunction with a companion amendment being made to the Dangerous Building section of the City Code, requires the exterior work to be made which are compatible.

This amendment concerns to the exterior of the structure only, not to any work done inside the building where existing provisions in the Dangerous Building Code control. Applicants may seek some relief from this requirement from the Community Development Director through the Administrative Adjustment process of Section 14-706-01.

In the attached exhibit, **bold underline** indicates the proposed new text.

EXHIBITS

1. Proposed amendment

To City Code Section 14-506, add the following:

14-506 NONRESIDENTIAL DESIGN STANDARDS

14-506-01 NONRESIDENTIAL BUILDING DESIGN AND MATERIALS

14-506-01-A. APPLICABILITY

Unless otherwise expressly stated, the building design and material standards of this section apply to all development in O, C and I districts, and public/semi-public and institutional buildings (i.e., churches, schools) in all zoning districts that is subject to site plan review.

14-500-01-A. FAÇADE MATERIALS AND BUILDING REQUIREMENTS

1. All buildings and other structures must utilize brick, wood, natural stone, architectural cast stone, glass or other comparable, quality materials approved during the plan review process.
2. Concrete masonry units, architectural precast panels, and similar materials may be allowed in service areas and on exterior walls that are not generally visible to the public.
3. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls that are more than eight feet above the adjacent ground or paved surface. EFIS may not be used on more than 35% of any building wall. All EIFS must be of a moisture drainage type and also incorporates an air and water-resistive barrier.
4. **All street facing elevations of a building deemed dangerous, as defined in Chapter 4 of the City Code, shall be rebuilt utilizing compatible materials, colors, and architectural features of the existing structure in conjunction with repairs made to the dangerous building to bring it into conformance with Chapter 4 of the City Code. This provision shall include, but not limited to: the type and texture of building materials, and the design of exterior elements of the structure such as windows, doors, siding, trim, roofs, porches and ornamentation.**

City of Independence

AGENDA ITEM COVER SHEET

Agenda Title:

April 11, 2017

Department:**Contact Person:**

REVIEWERS:

Planning Commission

Approved

Council Action:**Council Action:**

ATTACHMENTS:

▣ minutes

MINUTES
INDEPENDENCE CITY PLANNING COMMISSION
April 11, 2017

MEMBERS PRESENT

Eric Ashbaugh, Chair
Cindy McClain, Vice Chair
Virginia Ferguson
John Goldesberry
Bill Preston
Tina Read

MEMBERS ABSENT

Travis Boley

STAFF PRESENT

Charlie Dissell –Community Development Assistant Director
Stuart Borders – Senior Planner
Brian Harker - Planner
Dayla Bishop-Schwartz- City Counselor

A meeting of the Independence City Planning Commission was held at 6:00 p.m., Tuesday, April 11, 2017 in the Independence City Hall Council Chambers (lower level, north entrance), 111 E. Maple Street in Independence, Missouri. The meeting was called to order at 6:02 p.m.

CONSENT AGENDA

- A. Case #17-320-05 – Final Plat – Trinity Woods Lot 4- East Trinity Drive-** Joshua Stevens, representing Cedarhurst of Blue Springs Real Estate, LLC, request final plat approval of Trinity Woods Lot 4, located along East Trinity Drive.
Commissioner Read made a motion to approve the consent agenda. Commissioner McClain seconded the motion. The motion passed with six affirmative votes.

PUBLIC HEARING

- B. Case #17-100-03 – Rezoning – 19411 East Valley View Parkway-** Randy Penick with Motel Development of Blue Springs requests a rezoning from O-1, Office-Residential to C-2, General Commercial, for property at 19411 East Valley View Parkway.
Stuart Borders gave the staff report. Commissioner Preston made a motion to table the case. Commissioner Read seconded the motion. The motion was approved with six affirmative votes.

- C. Case #17-100-02 – Rezoning - Blue Ridge Mountain- Blue Ridge Boulevard-** Lance and Janet Houston request a rezoning from R-12, Two Family Residential to I-1, Industrial, for property located along Blue Ridge Boulevard, south of East 18th Street to a point south of East 20th Street.

Brian Harker gave a combined staff report for Case #17-100-02 and Case 17-310-01.

Commissioner Preston made a motion to approve Case #17-100-02. Commissioner McClain seconded the motion. The motion failed with two affirmative votes.

OTHER BUSINESS

- D. Case #17-310-01 – Preliminary Plat – Blue Ridge Mountain - Blue Ridge Boulevard-** Lance and Janet Houston request preliminary plat approval of Blue Ridge Mountain, located along Blue Ridge Boulevard, South of East 18th Street to a point south of East 20th Street.

Commissioner Preston made a motion to approve Case #17-310-01. Commissioner Read seconded the motion. The motion failed with two affirmative votes.

PUBLIC HEARING

- B. Case #17-100-03 – Rezoning – 19411 East Valley View Parkway-** Randy Penick with Motel Development of Blue Springs requests a rezoning from O-1, Office-Residential to C-2, General Commercial, for property at 19411 East Valley View Parkway.

Commissioner Read made a motion to approve the case. Commissioner Goldesberry seconded the motion. The motion was approved with six affirmative votes.

OTHER BUSINESS

- E. Election of Officers**

Commissioner Preston made a motion to appoint existing officers to another term.

Commissioner Read seconded the motion. The motion was approved with five affirmative votes (Ashbaugh abstained).

APPROVAL OF MINUTES

- F. March 14, 2017**

With no objections, the chair declared the minutes approved as written.

ROUNDTABLE

ADJOURNMENT

The meeting was adjourned at 8:19 p.m.