

MEETING DATE: November 14, 2023

STAFF: Brian Harker, Senior Planner

PROJECT NAME: Hub Shopping Center

CASE NUMBER/REQUEST: **Case 23-320-03 – Final Plat** – A request by Daniel Snead for a Final Plat for 16611 through 16659 and 16675 E. 23rd Street S.

APPLICANT: Daniel Snead

OWNER: Michael Slifka

OWNER’S ADDRESSES: 1100 Walnut Street, Suite1825, KCMO 64106

PROPERTY ADDRESSES: 16611 – 16659 and 16675 E. 23rd Street S.

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)....shopping center and restaurant

South: C-3 (Service Commercial)....mini-storage

East: C-2 (General Commercial) and R-6 (Single-Family Residential)...convenience store/gas station and church

West: C-2 (General Commercial) and R-6 (Single -Family Residential)....restaurant, retail and single-family homes

FURTHER ACTION:

Following action by the Planning Commission, this final plat is scheduled for review and approval by the City Council on January 2, 2024.

RECOMMENDATION

Staff recommends **APPROVAL** of this final plat with the following conditions:

1. Include a subtitle indicating the existing subdivision and existing lots to be replatted, “A Replat of Esgars Acres, Part of Lots 2, 3 and 4; and Twin Trails, Part of Lot 46;”
2. Remove Becky K. Behren’s name from the City Clerk’s signature block;
3. Include address numbers on the plat: Lot 1 will be 16611-16659 E. 23rd Street S., Lot 2 will be 16703 E. 23rd Street S., Lot 3 will be 16665 E. 23rd Street S., Lot 4 will be 16675 E. 23rd Street S. and Lot 5 will be 16685 E. 23rd Street S.;
4. Provide a cross-access easement for vehicular traffic;
5. Show the MoDOT proposed sidewalk along the south side E 23rd Street S. frontage.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Daniel Snead for Final Plat approval of, “Hub Shopping Center,” located at 16611 through 16659 and 16675 E. 23rd Street S.

Current Zoning: C-2 (General Commercial)

Current Use: Shopping Center

Acreage: 15.76-acres

Continued Use: Shopping Center

Number of lots: 5 lots

BACKGROUND

The Hub Shopping Center is an existing strip center with a box store anchor that has been in existence since the 1970's. Over the years it has been anchored by Woolco, Walmart, and Price Chopper. Automotive repair uses sited east of the strip center and attached to the north end of the grocery store have also been present throughout the center's existence.

PROPOSAL

The refurbished Hub Shopping Center will continue to have structures 154,045, 4,270 and 13,790-square feet in area. It is intended to continue to be used as a retail center, with the Price Chopper grocery store as its anchor. In addition to the site of the existing automotive repair shop in the eastern parking lot, two additional outlots, one to the north and another to the south, will be created. The existing automotive facility on the north will be demolished and two new outlots created later with a Minor Subdivision.

PHYSICAL CHARACTERISTICS OF PROPERTY

The layout of the existing Hub Shopping Center will change very little. The major changes will be to the façade materials used, landscaping islands created and residential buffering added. This will include a solid wood fence and associated landscaping. Other changes to the driving and parking surfaces will include the addition of new outlots with new entrance/exists to be accessed off of Hub Drive and new easements for utility service lines.

CHARACTERISTICS OF THE AREA

The property is a key property along the commercially dominated Highway M-291 corridor and the node where the highway intersects with 23rd Street. There are additional strip centers to the east and north. Numerous other small businesses particularly restaurants and gas station/convenience stores line the corridor nearby as well. South of the property is a large mini-storage facility. To the east of the shopping center lies a church property with a large parking lot and green space.

ANALYSIS

Consistency with *Independence for All, Strategic Plan:* The redevelopment project will have a positive impact on this highly visible intersection along the Highway M-291 corridor.

Comprehensive Plan Guiding Land Use Principles: The site and much of the rest of the Highway M-291 corridor is envisioned for Commercial Uses (as is presently the dominant use). Portions of the mini-storage property to the south are designated Commercial Uses and Residential Neighborhood Uses. The single-family neighborhood to the west is envisioned for Residential Neighborhood Uses as well. Also, a guiding principle in *Imagine Independence 2040* plan calls to promote growth, innovation, investment, and opportunity; this development plan aligns with that guiding principle.

Sub-Area Plans: There are no sub-area plans indicated for this vicinity.

Historic Buildings/Archaeological Sites: The project site is not historically or archaeologically significant.

Public Utilities: All the utilities are already in place in the rights-of-way and easements. The applicant should minimize service lines that cross the property lines created by the new outlots. Specific utility improvements are delineated in the Building Permit. General utility easements of 5-feet along rights-of-way and 7½-feet along the rear property lines are indicated on the drawing.

Public Improvement: Show the proposed MoDOT sidewalk in the 23rd Street right-of-way.

Access Drives and Traffic: The addition of new outlots will result in additional entrances/exists along Hub Drive. The north accesses to 23rd Street will remain. A traffic analysis report for the site will be reviewed with the Final Site Plan.

The proposed Final Plat is consistent with the development's Final Site Plan.

EXHIBITS

1. Applicant's letter
2. Application form
3. Preliminary Plat with Existing Conditions
4. Final Plat
5. Comp Plan map
6. Zoning map