



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Jamestown Square

Hearing Date January 18, 2022

Item	Case	Request
#10.1	CD-CPC-2021-00183	Area Plan Amend.
#10.2	CD-CPC-2021-00181	Rezoning to R-0.3
#10.3	CD-CPC-2021-00184	Dev. Plan

Item Staff Recommendation(s)

#10.1	Approval
#10.2	Approval
#10.3	Approval with Conditions

Applicant

John McGurk
Milhaus
210 W. 19th Terrace, Suite 150
Kansas City, MO 64108

Owner

Cadence Jamestown LLC
7939 Floyd St Ste 200
Overland Park, KS 66204

Area	About 2.3 acres
Zoning	B3-2, R-2.5, R-5
Council District	4th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: 39th Street commercial uses, zoned UR

East: Residential uses, zoned R-5

South: Commercial/residential uses, zoned B3-2

West: KU Medical Center (located in KCK)

Land Use Plan

The Midtown/Plaza Area Plan recommends Mixed Use Neighborhood and High Density Residential land uses. The request conforms to this recommendation with the proposed area plan amendment.

Major Street Plan

W. 39th Street is identified as an Established Arterial on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Volker Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on November 18, 2021, a summary of which is attached, Exhibit A.

SUMMARY OF REQUEST

Applicant is seeking approval of an amendment to the Midtown/Plaza Area Plan, a rezoning to District R-0.3, and a development plan that serves as a preliminary plat to allow for a multi-use apartment building.

PURPOSE

The applicant is proposing construction of a new apartment building which requires approval of the above-referenced request.

HISTORY

No relevant case history exists at this location.

KEY POINTS

- The applicant is proposing a new 223-unit apartment building with amenities.
- This request includes 3 companion cases: a request to amend the Midtown/Plaza Area Plan, a rezoning to R-0.3, and a development plan serving as a preliminary plat.
- The applicant is not requesting any tax incentives or abatement with this development.

EXISTING CONDITIONS

The subject property is located on the south site of W. 39th Street in between State Line Road on the west and Bell Street on the east. There is a large surface parking lot on a

majority of the site and several single-family homes on the south portion of the site. The existing parking lot currently serves the businesses to the north (Jazz, Genghis Khan, among others). There are existing curb cuts off of State Line Road and existing sidewalks.

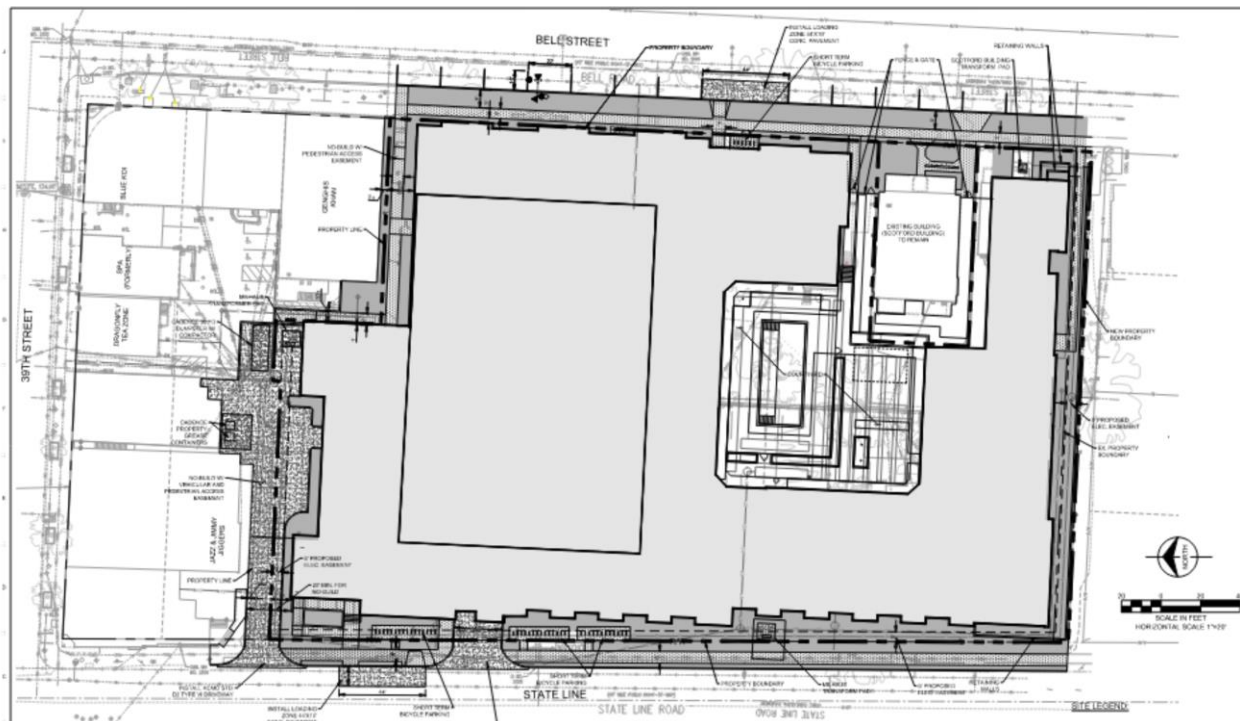
PLAN REVIEW

The applicant is proposing to construct a new 223-unit apartment building with ground-level retail. The site currently has a split zoning of B3-2, R-2.5, and R-5. The applicant has submitted an area plan amendment to amend the future recommended land used within the Midtown/Plaza Area Plan, a rezoning application to R-0.3, and a development plan that serves as a preliminary plat. The intent of the rezoning to R-0.3 is to create a uniform zoning district on the site that allows for the proposed uses and density.

Site Layout

The site plan shows a multi-story apartment building that will span the majority of the subject site. The building will be four stories in height along Bell Street and five stories along State Line Road with the main entrance to the building facing west. The building will wrap around the existing Scotford Building (facing Bell Street) on the southeast corner of the site. Vehicular parking will be provided within an interior parking garage spanning the first five stories and a lower level. A total of 368 spaces are proposed, including 8 ADA accessible spaces. The main entrance lobby and ground-level retail are located along the west side of the building. Curb cuts are shown along State Line Road and will provide access into the parking garage for both residents and visitors. An open courtyard will be located centrally and will be generally surrounded by the apartment building. The courtyard will include a swimming pool and other amenities. The site as a whole will provide sufficient pedestrian connectivity and amenities. Sidewalks will be provided along all adjacent streets and bicycle parking and benches are also proposed. A vehicle loading zone is also shown within the right-of-way on State Line Road and Bell Street. This will require that the applicant obtain an encroachment permit. The site will also be thoroughly landscaped with street trees and shrubs providing screening and buffering.

In terms of building design and architecture, the building will modern in design using fiber cement wall panels, corrugated metal panels, and brick veneer along the ground level. The building will be approximately 70' in height with a flat roof. All of the building elevations will have evenly spaced windows and each unit will also be provided with a parking space within the parking garage. Staff has had discussions with the applicant requesting that ground-level walk-up entrances be provided along Bell Street.



Parking and Loading Standards (88-420)

A total of 223 vehicle spaces are required and a total of 368 vehicle spaces are provided. In terms of bicycle parking, a total of 37 short-term and 62 long-term bicycle spaces are required and provided. The applicant's request conforms to the applicable requirements of this section.

Landscape and Screening Standards (88-425)

A landscape plan was provided which shows street trees along all adjacent streets. Additional landscaping is provided throughout the site in the form of various shrubs, grasses, and groundcover. A combination of Maple, Hornbeam, Red Oak, Elm, and Sawleaf trees are proposed. A total of 26 street trees are required and proposed. The trash enclosure and mechanical equipment will also be adequately screened. The landscape plan shows Juniper and Yew shrubs found throughout the site to provide screening and landscaping. Several species of grasses are also provided to provide ground cover. Overall, the proposed landscaping fully complies with the landscape requirements of the zoning and development code.

Outdoor Lighting Standards (88-430)

A photometric plan was submitted with the overall plan set. The site will be well lit with coverage throughout the site. The lighting along the west and east property lines exceeds the allowable spillover light of 0.186 foot-candles. The applicant has stated that they will request a variance to allow for the proposed spillover lighting.

Sign Standards (88-445)

In terms of signage, the plan proposes new externally illuminated wall signs along the west and east building elevations. There will also be clearance signs above the parking garage entrances. Overall, the proposed signage does not fully comply with the signage section of the zoning and development code and will require variances.

Pedestrian Standards (88-450)

The site will provide sufficient pedestrian connectivity and amenities. The plan shows sidewalks along both street frontages and additional amenities in the form of bicycle parking, benches, and ADA ramps. Overall, the applicant's request conforms to the applicable requirements of this section.

AREA PLAN AMENDMENT ANALYSIS

The site is within the Midtown/Plaza Area Plan. The proposed development and zoning categories do not currently comply with land use recommendations of that plan and therefore the area plan amendment is requested. The future land use plan recommends "Mixed Use Neighborhood", "Medium Density Residential", and "High Density Residential" land uses. This request would change the future land use recommendation to "Residential Urban". Several development guidelines have also been shared with the applicant during the review process. Staff is supportive overall of amending the recommended land use in the area plan to accommodate this proposed development.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

With the accompanying amendment to the Midtown/Plaza Area Plan, the rezoning will comply with all additional planning policies.

88-515-08-B. Zoning and use of nearby property;

The nearby properties and uses are a mixture of commercial, medical, and residential. The University of Kansas Medical Center is located to the west across the state line. The businesses to the north are all commercial, mostly restaurants. There is a residential neighborhood to the east along Bell Street. Staff believes that the proposed zoning of R-0.3 and proposed apartment building is an appropriate zoning and use for this location.

88-515-08-C. Physical character of the area in which the subject property is located;

The subject site is currently underutilized given the surrounding land uses and overall mixed-use character of the area. Staff believes that the proposed apartment building fits the character of the area and provides a good transition from the commercial and medical uses to the residential neighborhood.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public infrastructure and services provided to the site are mostly adequate to serve the proposed apartment building. The site is served by water, sewer, and electric. A new underground detention basin is proposed to be installed underneath the courtyard area. New electrical, sanitary, and storm sewer infrastructure will also be provided to adequately serve the site.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The site has a split zoning of B3-2, R-2.5, and R-5, which restricts the density allowed on the site. Additionally, since the site is adjacent to R-5 zoning to the east, it would need to comply with the R-5 lot and building standards, which would restrict the site layout regarding setbacks and would require several variances. Staff finds the proposed R-0.3 zoning to be acceptable given the lot and building restrictions that exist without the R-0.3 zoning.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site is not vacant. However, staff does believe that the site as a whole is underutilized.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed apartment is not anticipated to detrimentally affect any nearby properties. The parking garage will provide parking for the adjacent businesses to the north and also provide dedicated parking spaces for the existing Scotford Building. The applicant has met several times with the adjacent property owners and Volker Neighborhood Association to gather input and provide a development that is respectful to all adjacent properties. In addition, the proposed lighting and pedestrian amenities will likely benefit all nearby users in this area.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The applicant has made investment in the due diligence and planning phases through architectural plans, surveys and other costs. Staff does not find any gain in overall public health, safety, and welfare due to the denial of the application. Correspondence from the Neighborhood Association can be reviewed in Exhibit B.

PLAN ANALYSIS

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The rezoning to R-0.3 and the development plan conforms to a majority of the zoning and development code. A variance will be needed for the spillover lighting, signage, and for the building setbacks along both street frontages.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed R-0.3 zoning allows for the proposed apartments and ground-level retail.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress to and from the site will be available from two curb cuts along State Line Road. The circulation and movement within the proposed layout of the site itself is anticipated to be the safest and most efficient option available.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The site will provide sidewalks along both street frontages and will also provide adequate bicycle parking options. The plan also shows loading zones along State Line Road and Bell Street to allow for vehicle-sharing.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The utility plan provided appears to provide adequate utilities for the entire subject site.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The plan will connect into the existing street network and will be oriented in a cohesive manner relative to the adjacent properties. The architecture, scale, and massing of the building have all been designed to be compatible with the adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

A landscape plan was provided which shows street trees along all adjacent streets. Overall, the proposed landscaping complies with the landscape requirements of the zoning and development code. However, a variance is necessary for the spillover lighting along the public rights-of-way.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed building will provide interior parking and will remove the large existing impervious surface parking lot currently on the site. The proposed plan should result in a minimal amount of space devoted to asphalt or other impervious surfaces.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are no existing trees proposed to be removed. The site will have more trees after the development than before.

PROFESSIONAL STAFF RECOMMENDATION

Overall, staff is supportive of the proposed area plan amendment, rezoning to R-0.3, and development plan. Staff believes that the overall project fits the character of the area and is respectful to the surrounding properties in terms of use, architecture, scaling, and massing. As a result, City Planning and Development Staff **recommends approval without conditions for CD-CPC-2021-00183 (area plan amendment) and CD-CPC-2021-00181 (rezoning) and recommends approval of CD-CPC-2021-00084 (development plan) subject to the Corrections and Conditions Report.**

Correction #1 - Resolve prior to City Council Ordinance request.

Correction #2 - Remove

Correction #3 - Resolve prior to City Council Ordinance request.



Zach Nelson
Lead Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Staff

Report Date: January 11, 2022

Case Number: CD-CPC-2021-00184

Project: Jamestown Square

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Preliminary plat sheet is not legible based on the scale to clearly delineate the proposed plat boundary. Property lines as called out in the plans do match the City's records and need to be clarified. (10/20/2021)
2. The proposed northern entrance along State Line Road may be too close to the intersection with 39th Street. Please ensure that any elements of your design conform to the City's currently adopted version of the APWA standards which are available on the City's website at the following location:
<https://www.kcmo.gov/city-hall/departments/public-works/public-works-design-construction-standards>
The version adopted by the City is different from the version published on the APWA website. This oversight could impact certain portions of your design if the wrong requirements are used. (10/20/2021)

Correction(s) by Long Range Planning of the City Planning and Development Department. Contact Gerald Williams at 816-513-2897 / Gerald.Williams@kcmo.org with questions.

3. • Revise plans to add streetscape amenities primarily on State Line to include decorative pedestrian lighting (particularly near 39th as is there now), street furniture and additional landscaping to reduce the amount of turf grass. Related Midtown Plaza Area Plan guideline - "Sidewalks should accommodate landscaping, pedestrian lighting, outdoor seating and other elements/activities that encourage pedestrian activity." (10/27/2021)
4. • Revise plan to show direct pedestrian access from ground floor units to the adjacent public street/sidewalk, including a pedestrian door facing the street. (10/27/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

5. The Buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of International Building Code 2018 edition with respect to property lines and lot lines. (10/21/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (10/20/2021)
7. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (10/20/2021)
8. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (10/20/2021)
9. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (10/20/2021)
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (10/20/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (10/20/2021)
12. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (10/20/2021)
13. That the west half of Bell Street shall be improved to City standards standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (10/20/2021)
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (10/20/2021)
15. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (10/20/2021)
16. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (10/20/2021)
17. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (10/20/2021)
18. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (10/20/2021)
19. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (10/20/2021)
20. That the east half of State Line Road shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (10/20/2021)

Condition(s) by City Planning and Development Department. Contact Zach Nelson at 816-513-8822 / Zachary.Nelson@kcmo.org with questions.

21. The applicant shall vacate the east-west alley prior to issuance of building permit. (10/20/2021)
22. The applicant shall provide dedicated parking for the Scotford Apartments (minimum of 6 spaces). (10/21/2021)
23. The applicant shall obtain an encroachment permit for each proposed loading zone within the right-of-way. (10/21/2021)
24. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (10/21/2021)

Condition(s) by City Planning and Development Department. Contact Zach Nelson at 816-513-8822 / Zachary.Nelson@kcmo.org with questions.

25. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (10/21/2021)
26. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (10/21/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

27. The developer shall demonstrate compliance with the fire flow requirements as set forth in Appendix B of the International Fire Code 2018 prior to issuance of Certificate of Occupancy. (IFC-2018 § 507.1) (10/19/2021)
28. Fire hydrant distribution shall follow IFC-2018 Table C102.1
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

Fire hydrant distribution shall follow IFC-2018 Table C102. Hydrants shall be in place before building on structures begin. (10/19/2021)

29. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC) prior to issuance of Certificate of Occupancy. (IFC2018 § 507.5.1.1) (10/19/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

30. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. At 223 multi-family units, the money-in-lieu of parkland fee of \$130,592.46 shall be paid prior to certificate of occupancy. (10/22/2021)

31. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (10/22/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

32. The proposed loading zone will need a separate approval from Public Works. Please submit the plan sheet to Monica Kearney for review at Monica.Kearney@kcmo.org. (10/21/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(10/19/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

34. The developer shall submit a Flow & pressure analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity, on both State Line Road and Bell St., prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required.

South of River contact –Sean Allen -816-513-0318

North of River contact Dan Richardson – 816-513-4883 (10/13/2021)

35. The developer must submit Fire Hydrant Relocation plans meeting the 300' maximum spacing along the adjacent public roadways (State Line Road & Bell St.). Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations prior to issuance of Certificate of Occupancy. (10/13/2021)

**Jamestown Square - Volker Neighborhood Association Meeting**

CD-CPC-2021-00184

39th Street @ State Line Road and Bell Street

Thursday, November 18, 2021

Attendee Name (Original Name)	Attendee Email (If Provided)	Total Duration (Minutes)
Patrick Faltico	president@volkerna.org	52
Pete		52
Viktoria King	vmjking@gmail.com	52
Susan Kysela		52
Vivian Hartzler Hunt @KCMO# USA		52
Kelsey Lutz (Kelsey)		52
Scott Wilson (SW71)		52
Suzanne L. Smith		51
Dan Brown		51
Halie McCarter		51
Annie Arneson		51
Terry Rinehart		51
Kara Bouillette		51
Bill Haesslein	billhsln@airmail.net	51
emma.hall@gsa.gov		2
Erica		49
austin's iPhone		49
Kirby Chamblin	kirbychamblin@gmail.com	49
John McGurk		49
Ellen Uren (iPad)		48
MJP		48
Dana Perry	dana.perry08@live.com	48
Katie Davis		48
Brook Nasseri	bnasseri@ku.edu	48
elgin.smith		47
David Lungren		48
Elizabeth Paradise	elizabeth.a.paradise@gmail.com	48
Mark Rodriguez	markkinc@yahoo.com	47
Emma Hall		47
Adam Crowley	adam@sixtwentyone.com	47
Stfne	smagc7@mail.umkc.edu	47
glenn stewart		46
Sarah Norris		46
doug's iPhone Xr		45
Pam Linwood	plinwood@gmail.com	44
Chett Block		43
John Meetz	john@wsia.org	42
Rebecca Sowers		24
Lil		39
Karen Orr		36
Jim Torres he/him		34
Jim Torres	jimtorres322@gmail.com	32
Lynda M (she/her/hers)		19

VNA NEIGHBORHOOD MEETING NOTES

Project: Milhaus – Jamestown Square

CD-CPC-2021-00184

Location: Virtual via Zoom

Date: 11.18.2021

Time: 6pm-7pm

1. Introduction

a. Team

- i. Kara Bouillette of SixTwentyOne describes the project team for the proposed development at Jamestown Square, including:
 1. Community: Volker Neighborhood Association
 2. Developer: Milhaus (*in collaboration with Cadence, owner of adjacent retail properties along 39th Street*)
 3. Architects: Helix Architecture + Design, SixTwentyOne

b. Schedule

- i. Kara Bouillette reviews the project schedule, describing the preliminary neighborhood engagement that occurred in February 2021 and March 2021. The project went on a brief hiatus during the spring and summer, during which time Milhaus acquired additional land. In September 2021, a revised design was presented to the Volker Neighborhood Association which responded to both the additional land acquisitions as well as feedback from previous neighborhood engagement, including the desire to retain the Scotford building.
- ii. Kara Bouillette notes that the project has been submitted to the city for rezoning and an area plan amendment. If this is approved, construction documentation should be completed early next year.
- iii. John McGurk notes that construction will take approximately two years, likely running from summer 2022 to summer 2024. He notes that the parking garage should open approximately one year after the start of construction.

2. Design

a. Zoning

- i. Kara Bouillette reviews the existing conditions of the project site, including its zoning and land use. She describes that the project proposes to rezone the land to “R-0.3” and amend the area plan amendment to allow for a “residential urban” development.

b. Concept

- i. Kara Bouillette reviews the design drivers for the concept, including the desire to weave together the look and feel of the Volker, 39th Street, and KU Med neighborhoods.

c. Design Revisions

- i. Kara Bouillette reviews the various iterations of the project, as presented to the Volker Neighborhood Association in March 2021 and September 2021. Between

those two meetings, two (2) additional single-family homes were acquired by Milhaus. This allowed for them to retain the Scotford building while maintaining a financially viable project.

d. Design Updates

- i. Kara Bouillette reviews the project design as it currently stands, while aligns with the rezoning package that was submitted to the city in November 2021. The key project metrics are as follows:

Residential	226 Units
Parking	
Residential	226 Spaces
Guest Parking	10 Spaces
Scotford Parking	6 Spaces
Retail	125 Spaces
Total	367 Spaces

3. Q&A

- a. Have any historic resources surveys been undertaken for this project? (Kelsey Lutz)
 - i. No. (John McGurk)
- b. Are the commercial parking spots going to remain free? (Jim Torres)
 - i. There will be a validation system in place, allowing those visiting the retail spaces along 39th Street to park free for up to an hour and a half. (John McGurk)
- c. The complex surrounding the Scotford will be higher? So will it look like the Scotford will be dwarfed? (Pete)
 - i. The new residential building adjacent to the Scotford building will be less than one full level taller than the Scotford building. Whether it will feel dwarfed is subjective. (John McGurk)
- d. Where are the people going to park during the construction? What good is a parking lot for businesses that had no parking for two years? (Vivian Hartzler Hunt)
 - i. Milhaus has an agreement with KU to provide parking for the retail spaces along 39th Street during construction. The parking garage will be open within one year of the start of construction. (John McGurk)
- e. Are federal funds being used for this project in any capacity? (Kelsey Lutz)
 - i. No. (John McGurk)
- f. Currently there is permitted parking along Bell. Will that continue? If taken away, Bell will again become KU Med parking. (Pete)
 - i. The permit parking system along Bell Street will not change. (John McGurk.)



- ii. Note: Patrick Faltico notes that the neighborhood association may need to look into whether the residents of the proposed development would be entitled to parking permits.
- g. How will the people in the Scotford building get to their building if the only access to the parking garage is from State Line? (Dana Perry)
 - i. The Scotford building residents will need to walk north to the parking garage entry off of Bell Street. (John McGurk)
- h. How will this impact traffic on State Line and 39th Street? How can it be improved?
 - i. The traffic study that was conducted for the proposed development showed that any increase in traffic would be nominal. The project team is happy to share this traffic study with anyone interested. (John McGurk)
- i. Will residents of the apartments be charged for their parking spots? (Kirby Chamblin)
 - i. Ultimately, yes. However, it is yet to be determined whether parking will be built into rent or separate. (John McGurk)
- j. What percentage of renters will have more than one car? (Pam Linwood)
 - i. Milhaus projects see an average of one car per unit in their Kansas City developments. This particular development is also heavily weighted towards studio and one-bedroom units, which are more likely to be one car households. (John McGurk)
- k. What is the status of the project regarding city approval? Is the plan fully approved yet? If not, when do you think that will happen? (Elgin Smith)
 - i. The project will appear before the City Planning Commission on December 17th. If the CPC recommends approval, the project should appear before City Council in January 2022. (John McGurk)
- l. Will Milhaus retain ownership of the project after construction? (Kirby Chamblin)
 - i. Milhaus' business strategy is to be long-term owners. They would be excited to have this in their portfolio for the long-term. (John McGurk)
- m. Will there be affordable housing designated? (Pete)
 - i. There will not be any affordable units set aside within the development. (John McGurk)
- n. Will it allow a left turn into the lot? That could really back up traffic at the light, just a lot from the corner. (Pam Linwood)
 - i. Yes, it will be allowable to turn left into the parking garage when coming south down State Line Road. The traffic study contemplated this and did not deem it to be an issue. (John McGurk)
- o. Will there be any pedestrian entrances from Bell Street? (Erica)
 - i. Yes, there will be one pedestrian entry from Bell Street. (John McGurk)
- p. Not everyone on Bell Street has off street parking. Will they be affected? (Pete)
 - i. This was answered earlier, in regards to permit parking on Bell Street. (John McGurk)
- q. Are there any known plans for additional housing for middle or upper income employees of the KU Med medical-industrial complex? (Dana Perry)

- i. There is a plan for Woodside Village to build housing further north on Rainbow Boulevard, but we are not certain what residents they are trying to attract. (John McGurk)
- r. How do I get a copy of the traffic and other studies from this project? (Kelsey Lutz)
 - i. Milhaus will share all relevant project information with the VNA, but individuals can also feel free to reach out to John McGurk or Kara Bouillette directly. (John McGurk)
- s. What are the proposed rents for these units? (Jim Torres)
 - i. Studios will likely rent for \$1,000-\$1,100 and two bedroom units will likely rent for \$1,800-\$1,900. (John McGurk)
- t. Who owns the historic commercial buildings on 39th Street? Any work planned on these buildings? I understand some of these buildings need a lot of help. Same question for Scotford? (Susan Kysela)
 - i. Cadence owns the retail spaces on the south side of 39th Street. They would be able to better speak to the plan for these spaces.



Volker Neighborhood Association
www.VolkerKCMO.org

January 1, 2022

Re: Acknowledging Jamestown Square development team's diligence and goodwill

To Whom It May Concern:

The Volker neighborhood would like to formally acknowledge the Jamestown Square development team's good will and diligence in working with the Volker neighborhood. Not only have they closely adhered to KCMO's Public Engagement Process, but they have gone beyond this requirement. The development team met with the Volker Neighborhood Association board as well as VNA's general membership on several occasions, presenting their various plan revisions and soliciting feedback from the board and area residents at every step. The development team made significant efforts to accommodate these concerns, even significantly altering their overall design and purchasing additional properties to retain the Scotford Building Apartments, considered historically significant by many Volker residents.

While the VNA board cannot offer its full endorsement and support of the Jamestown Square development project overall—the board voted to remain neutral due to mixed resident sentiment—the board did vote to formally acknowledge the consistent professionalism and sincerity the development team has exhibited over the last year. We could only hope future development teams for other projects will follow a similar path in engaging with the neighborhood “early and often” and working diligently to resolve community concerns.

Best regards,

Volker Neighborhood Association

By: 

Patrick M. Faltico
President
Volker Neighborhood Association

