

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

08/25/2022 12:57 PM

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INSTRUMENT NUMBER

2022E0079546



Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT: Aug. 18, 2022
DOCUMENT TITLE: Ordinance
220655
GRANTOR(S)
NAME &
ADDRESS: City of Kansas City

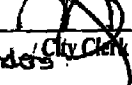
GRANTEE(S)
NAME &
ADDRESS: City of Kansas City
414 E 12th Street
KC MO 64106

LEGAL DESCRIPTION:
See Pages N/A or Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 25th day of August, 2022.

Marilyn Sanders
City Clerk

By 
Marilyn Sanders City Clerk



RETURN ALL RECORDED ORIGINALS TO:
OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY
MISSOURI 64106.



Kansas City

**414 E. 12th Street
Kansas City, MO
64106**

Legislation Text

File #: 220655

ORDINANCE NO. 220655

Vacating two north-south alleys generally located between Highland Avenue and Woodland Avenue, between E 24th Street and E 24th Terrace, and E 24th Terrace and E 25th Street respectively, with the first alley vacation to the north being in the Mount Evanston Plat and the second alley vacation to the south being in the Cowherds Vine Addition Plat; and directing the City Clerk to record certain documents. (CD-ROW-2021-00039)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 21st day of October, 2021, a petition was filed with the City Clerk of Kansas City by Taliaferro & Browne, Inc., for the vacation of the north-south alley between 24th Street and 24th Terrace, lying between Highland Avenue and Woodland Avenue; together with the north-south alley between 24th Terrace and 25th Street, lying between Highland Avenue and Woodland Avenue, giving the distinct description of the alleys to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said alleys has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the north-south alley between 24th Street and 24th Terrace, lying between Highland Avenue and Woodland Avenue; together with the north-south alley between 24th Terrace and 25th Street, lying between Highland Avenue and Woodland Avenue, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

1. The developer shall retain utility easement and protect facilities for Evergy.
2. The developer shall retain utility easement and protect facilities for AT&T or have the cable moved at their own expense.
3. The developer shall relocate facilities for Charter.
4. The developer shall retain utility easement and protect facilities for Kansas City, Missouri Water Services Department.
5. The developer shall retain a utility easement and protect facilities for, or return utilities to Kansas City, Missouri Public Works Department, as long as the vacancy does not impact other streetlights.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

File #: 220655

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 12, 2022

PROJECT NAME
Crescendo Vacation

DOCKET #6
CD-ROW-2022-00039

REQUEST
Vacation

APPLICANT
Lamin Nyang
Taliaferro & Browne, Inc
1020 E 8th St
Kansas City, MO 64106

OWNER
Urban Neighborhood Initiative Inc
2300 Main St Ste 180
Kansas City, MO 64108

Location North/South Alleyways
between E 24th St and
E 24th Ter, &
E 24th Ter and E 25th St

Area ~0.4 acres

Zoning UR

Council District 3rd

County Jackson

School District KCMO 110

SURROUNDING LAND USES

North: zoned UR, undeveloped

South: zoned R-1.5, Detached Housing

East: zoned UR, Detached Housing

West: zoned B3-2 & R-1.5, School/Institution

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location as Parks or Boulevards.

LAND USE PLAN

The Greater Downtown Area Plan recommends Downtown Residential land uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The area to be vacated is currently unused and undeveloped, with plans for development approved by cases CD-CPC-2021-00182 and CD-AA-2021-00150. The subject site is zoned UR and is located between Highland Street and Woodland Ave to the West and East, respectively; and E 24th St to the North and E 25th St to the South.

SUMMARY OF REQUEST

The applicant is seeking approval of a right-of-way vacation.

PURPOSE

Applicant is proposing to redevelop the site and build a residential subdivision.

KEY POINTS

- The applicant intends to vacate in order to redevelop the site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation: Approval with Conditions.

CONTROLLING CASE

Case 11134URD3 – Ordinance 990128 was passed by the City Council on March 25, 1999 approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 30 acre tract of land generally bounded by Paseo Boulevard on the west, a line about 300 feet north of 17th Terrace on the north, a line about 405 feet east of Woodland Avenue on the east and 19th Street on the south.

RELATED CASES

13505-P – The Crossroads East/Jazz District study area is roughly bounded by Truman Road on the north, Brooklyn Avenue on the east, the Kansas City Terminal Railway tracks on the south, and Grand Boulevard on the west.

Ordinance 220013 – Rezoning an area of about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south, from District UR to District UR to approve an amendment to a previously approved development plan which also served as a preliminary plat to create two (2) lots to construct thirty-nine (39) residential units (**CD-CPC-2021-00182**).

CD-AA-2021-00150 – Approved an amendment to the 18th & Vine UR/Development Plan to exclude the proposed development shown east of Highland Avenue between 24th Street and 25th Street.

STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

This right-of-way vacation is for two alleyways that are currently unused and unimproved. The applicant is proposing to improve these vacations and use them as parking for the proposed subdivision, accessible from E 24th St, E 24th Ter, and E 25th St. All adjacent property owners will retain legal access to right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

Preserving the existing right of way, proposed for vacation, in its current condition does, not serve any current or future public purpose.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network or physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The vacation will not result in any new dead-end streets or alleys.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley because of this vacation.

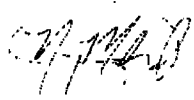
88-560-10-G. The vacation shall not vacate half the width of a street or alley.
This vacation will not vacate half the width of any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.
The area being vacated is not on the Major Street Plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to Conditions** as reflected in the attached Plan Conditions Report.

Respectfully Submitted,



Najma Muhammad,
Planner



Plan Conditions

Report Date: July 13, 2022

Case Number: CD-ROW-2021-00039

Project: Crescendo

Condition(s) by City Planning and Development Department. Contact Najma Muhammad at (816) 513-8814 / Najma.Muhammad@kcmo.org with questions.

1. The developer shall retain utility easement and protect facilities for Evergy.
2. The developer shall retain utility easement and protect facilities for AT&T or have the cable moved at their own expense.
3. The developer shall relocate facilities for Charter.
4. The developer shall retain utility easement and protect facilities for KCMO Water Services Department.
5. The developer shall retain utility easement and protect facilities for, or return utilities to KCMO Public Works Department, as long as the vacancy does not impact other streetlights.

May 12, 2022

City Planning & Development
15th Fl., City Hall
414 E 12th St.
Kansas City, MO 64106

Re: Crescendo – Alley Vacation Request
Case No. CD-ROW-2021-00039
T&B Job. No. 75-0681

Dear Sir/Madam,

Taliaferro & Browne has completed Rezoning Plan (Case No. CD-CPC-2021-00182) that will create two (2) lots in order to construct thirty-nine (39) residential units with amenity space, butterfly garden, and surface parking located between Highland Avenue and Woodland Avenue from E 24th Street to E 25th Street.

The new development will be constructed along the west side of the existing alley with limited grading activities within the west half of the existing the alley to allow for construction of the retaining walls.

The Developer is requesting to vacate the alley located between E. 24th Street to the north, E. 25th Street to the south, Highland Avenue to the west, and Woodland Avenue to the east, to allow for the construction of 39 residential units. The easement rights can be retained after the alley is vacated.

We hope this letter of purpose and the attached documents provide the necessary information to evaluate the request for the alley vacation. We would appreciate your timely attention to this project.

If you have any questions or need additional information, please contact me.

VERY TRULY YOURS
TALIAFERRO & BROWNE, INC.



Lamin Bumi Nyang, PE
Senior Project Manager

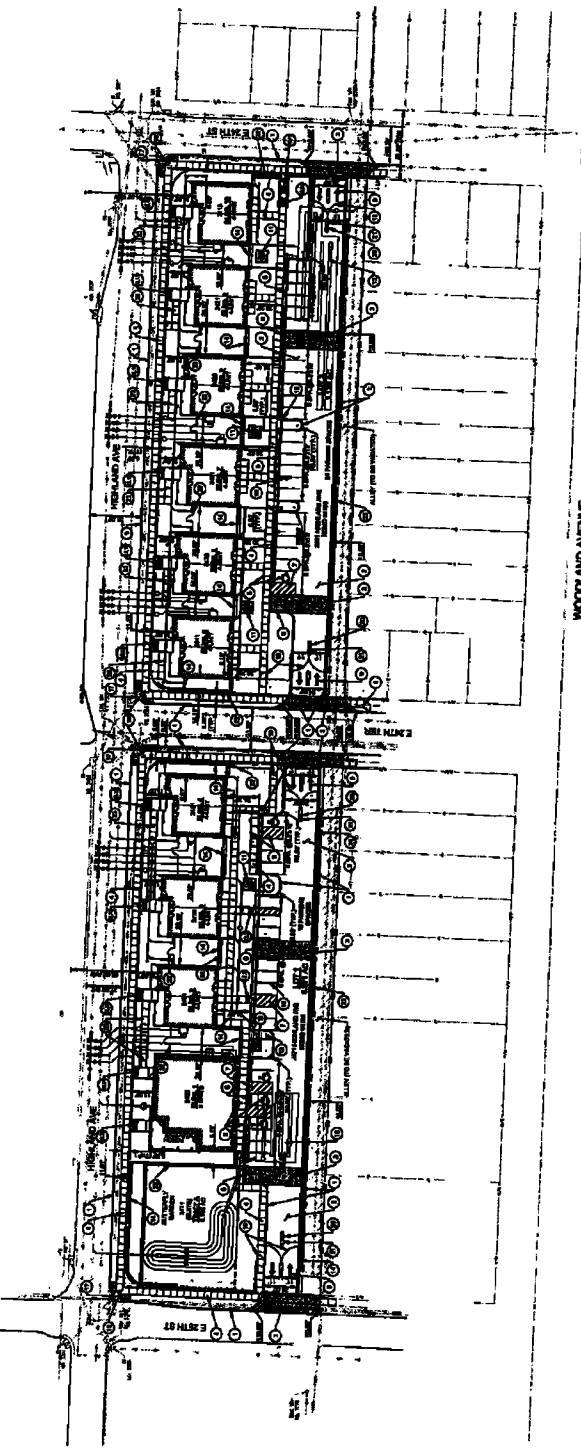
Attachments:
Site Plan

1000 WEST 10TH AVENUE
DENVER, COLORADO 80202
TEL: 333-1111

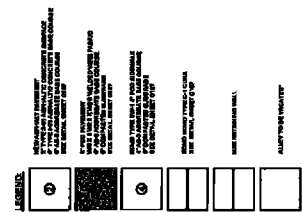


THE BUILDING
CONSTRUCTION
ARCHITECTURE

CRENSHAW
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202



WOODLAND AVENUE



LEGEND

1. FINISHES
2. FINISHES
3. FINISHES
4. FINISHES
5. FINISHES
6. FINISHES
7. FINISHES
8. FINISHES
9. FINISHES
10. FINISHES



GENERAL NOTES:

1. REFER TO ALL SHEETS FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PROPERTY JURISDICTION:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTES:

1. REFER TO ALL SHEETS FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

C101

1000 WEST 10TH AVENUE

PROJECT NO. 100-100-100-100
 DATE: 10/10/10
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 APPROVED BY: J. J. J.
 PROJECT LOCATION: 100-100-100-100

rosebud
 ARCHITECTS
 100-100-100-100
 100-100-100-100
 100-100-100-100

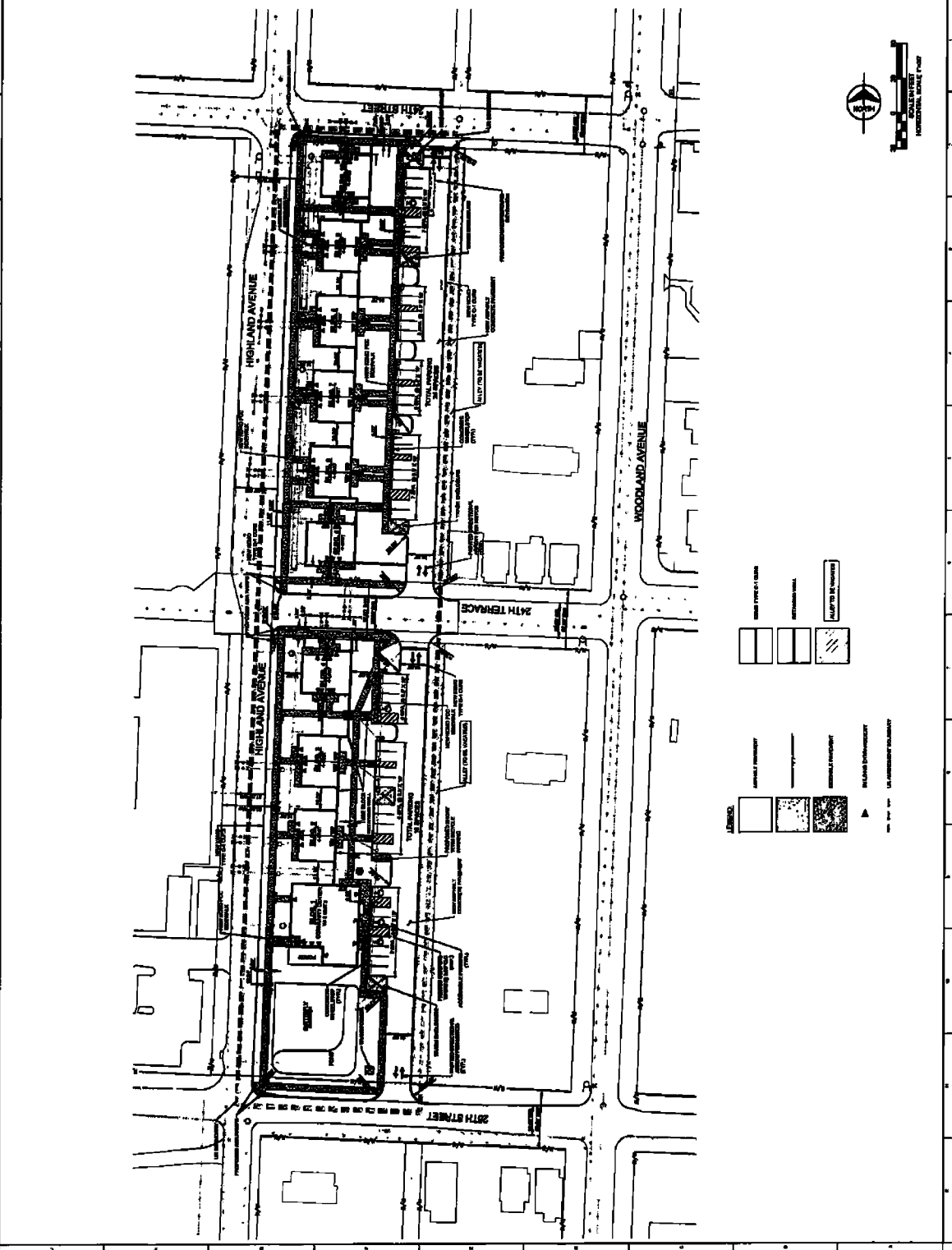
T. Johnson & Son, Inc.
 100-100-100-100
 100-100-100-100
 100-100-100-100

CRENSHAW
 100-100-100-100
 100-100-100-100

SHEET NO. 100-100-100-100
 TOTAL SHEETS 100-100-100-100

1. 100-100-100-100
 2. 100-100-100-100
 3. 100-100-100-100

C003



ALLEY LEGAL DESCRIPTION:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;

TOGETHER WITH;

THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	2411 HIGHLAND /VAC LOT MOUNT EVANSTON LOT 25 BLK 2	2300 Main St Ste 180 Kansas City, MO 64108
	2413 HIGHLAND/VAC LOT MOUNT EVANSTON LOT 24 BLK 2	
	2415 HIGHLAND / VAC LOT MOUNT EVANSTON LOT 23 BLK 2	
	2417-19 HIGHLAND / VACANT LOT MOUNT EVANSTON LOTS 21 & 22 BLK 2	
	MOUNT EVANSTON LOT 20 BLK 2	
	1712 E 24TH TER / E 19 FT OF LOTS 16-17-18&19 BLK 2 MOUNT EVANSTON	
	2404 WOODLAND / VAC LOT MOUNT EVANSTON S 15 FT LOT 3 N6.46 FT LOT 4 BLK 2	
	2406-8 WOODLAND / VAC LOT MOUNT EVANSTON S 18.54 FT OF LOT 4 ALL LOT 5 BLK 2	
	LOT 6 BLK 2 MOUNT EVANSTON	
	LOT 7 BLK 2 MOUNT EVANSTON	
	2414 WOODLAND / LOT 8 BLK 2 MOUNT EVANSTON	

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	2416 WOODLAND/VAC LOT MOUNT EVANSTON LOT 9 BLK 2	2300 Main St Ste 180 Kansas City, MO 64108
	2418 WOODLAND/VAC LOT MOUNT EVANSTON LOT 10 BLK 2 MOUNT EVANSTON W 1/2 LOT 13 BLK 2 1714 E 24TH TER MOUNT EVANSTON W 32 FT LOTS 14 & 15 BLK 2	
Harshavardhan J & Nila H Tripathi	W 37 FT OF LOTS 1 & 2 W 37 FTOF N 10 FT LOT 3 BLK 2 MOUNT EVANSTON	2532 Charlotte St Kansas City, MO 64108
Ardonyalasha Jamae Johnson	2420 WOODLAND / LOT 11 BLK 2 MOUNT EVANSTON 2422 WOODLAND / VAC LOT MOUNT EVANSTON LOT 12 BLK 2	2420 Woodland Ave Kansas City, MO 64108

(attach additional sheets if required)



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CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	COWHERDS VINE ST ADD---LOTS 31, 32, 33 & TH N 12' OF LOT 34 COWHERDS VINE ST ADD---S 13' OF LOT 34 & ALL LOT 35 & TH N 22' COWHERDS VINE ST ADD---S 3' OF LOT 36 & ALL LOTS 37 & 38 COWHERDS VINE ST ADD---S 18' OF LOT 39 & ALL LOT 40 & TH N 17' OF LOT 41 COWHERDS VINE ST ADD---S 8' OF LOT 41 & ALL LOT 42 & TH N 22.5' COWHERDS VINE ST ADD---S 2' OF LOT 43 & ALL LOT 44 & TH W 81' 1708 E 25TH ST / VAC LOT COWHERDS VINE ST ADD E 50 FT LOT 45 2440 WOODLAND/ COWHERDS VINE ST ADD COWHERDS VINE ST ADD---N 10' OF LOT 51 & ALL LOT 52 & TH S 23' COWHERDS VINE ST ADD---N 16' OF LOT 49 & ALL LOT 50 & TH S 15' OF LOT 51	2300 Main St Ste 180 Kansas City, MO 64108

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
 City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

<u>Owner's name</u>	<u>Legal description of property</u>	<u>Residence of owner</u>
Robert & Pamela & Fred Rucker	2430 WOODLAND / N 2 FT LOT 59 LOT 60 COWHERDS VINE ST ADD	2436 Woodland Kansas City, MO 64108
New Cherry LLC	432 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 7 FT LOT 58 & S 23 FT LOT 59	2532 Charlotte Kansas City, MO 64108-2711
Robert C Rucker II	2434 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 12 FT LOT 57 S 18 FT OF LOT 58 2436 WOODLAND/N 17 FT LOT 56 & S 13 FT OF LOT 57 COWHERDS VINE ST ADD 2438 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 22 FT LOT 55 & S 8 FT LOT 56	2436 Woodland Ave Kansas City, MO 64108
Betty M Holoman	COWHERDS VINE STREET ADD ALL LOTS 46 THRU 48 & S 9 FT LOT 49	404 W 96th Ter Kansas City, MO 64114-3930

(attach additional sheets if required)



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS Urban Neighborhood Initiative Inc

CD-ROW-2021-000

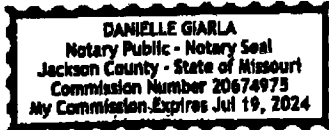
Owner's name	Legal description of property
<u>Dianna Cleaver</u> (print)	2401 HIGHLAND / LOT 30 BLK 2 MOUNT EVANSTON
<u>Dianna Cleaver</u> (sign) (Vice) President	2403 HIGHLAND/VAC LOT MOUNT EVANSTON LOT 29 BLK 2
_____ (print)	2405 HIGHLAND / LOT 28 BLK 2 MOUNT EVANSTON
_____ (sign) Secretary (if no corporate seal) (also to be notarized)	2407 HIGHLAND / LOT 27 BLK 2 MOUNT EVANSTON
	2409 HIGHLAND / LOT 26 BLK 2 MOUNT EVANSTON
	2416 WOODLAND/VAC LOT MOUNT EVANSTON LOT 9 BLK 2
	2418 WOODLAND/VAC LOT MOUNT EVANSTON LOT 10 BLK 2
	MOUNT EVANSTON W 1/2 LOT 13 BLK 2
Corporate seal above	1714 E 24TH TER MOUNT EVANSTON W 32 FT LOTS 14 & 15 BLK 2
	(See attached sheets for remaining legal descriptions)

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 2 day of Dec., 2021, before me, appeared Dianna Cleaver, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Urban Neighborhood Initiative, Inc. a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Danielle Giarla acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 2 day of Dec., 2021



Notary Public In and for Said County and State

Danielle Giarla
Notary Public

My Commission Expires:

July 19, 2024



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS

CD-ROW-2021-009

Table with 2 columns: Owner's name, Legal description of property. Includes handwritten entries for Laurie Roberts Haynes (print and sign) and Laurie Roberts Haynes (sign) Secretary.

(additional sheets attached as required)

STATE OF Kansas)
COUNTY OF Johnson) ss.

On this 3 day of December, 2021, before me, appeared Laurie Haynes, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Urban Neighborhood Initiative a corporation...

Subscribed and sworn to before me on this 3 day of December 2021

Notary Public in and for Said County and State

[Signature of Brooke A. Cooper]
Notary Public

My Commission Expires: 08/10/24

BROOKE A. COOPER
Notary Public-State of Kansas
My Appt. Expires 8/10/24



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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CD-ROW-2021-000

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	2415 HIGHLAND / VAC LOT MOUNT EVANSTON LOT 23 BLK 2	
	2417-19 HIGHLAND / VACANT LOT MOUNT EVANSTON LOTS 21 & 22 BLK 2	
	MOUNT EVANSTON LOT 20 BLK 2	
	1712 E 24TH TER / E 19 FT OF LOTS 16-17-18&19 BLK 2 MOUNT EVANSTON	
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(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	COWHERDS VINE ST ADD--LOTS 31, 32, 33 & TH N 12' OF LOT 34	2300 Main St Ste 180 Kansas City, MO 64108
	COWHERDS VINE ST ADD--S 13' OF LOT 34 & ALL LOT 35 & TH N 22'	
	COWHERDS VINE ST ADD--S 3' OF LOT 36 & ALL LOTS 37 & 38	
	COWHERDS VINE ST ADD--S 18' OF LOT 39 & ALL LOT 40 & TH N 17' OF LOT 41	
	COWHERDS VINE ST ADD--S 8' OF LOT 41 & ALL LOT 42 & TH N 22.5'	
	COWHERDS VINE ST ADD--S 2' OF LOT 43 & ALL LOT 44 & TH W 81'	
	1708 E 25TH ST / VAC LOT COWHERDS VINE ST ADD E 50 FT LOT 45	
	2440 WOODLAND/ COWHERDS VINE ST ADD	
	COWHERDS VINE ST ADD--N 10' OF LOT 51 & ALL LOT 52 & TH S 23'	
	COWHERDS VINE ST ADD--N 16' OF LOT 49 & ALL LOT 50 & TH S 15' OF LOT 51	

(attach additional sheets if required)



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513 2846 | Fax (816) 513-2838 | www.scmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES FOR PETITION ONLY

CD-ROW-2021-00034

Owner's name	Legal description of property
New Cherry LLC HARSHAVARDHAN J. TRIPATHI OWNER/(PRESIDENT)	2432 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 7 FT LOT 58 & S 23 FT LOT 59

No additional sheets attached as required Harshavardhan J. Tripathi

STATE OF MICHIGAN)
) ss.
COUNTY OF MACOMB)

KAREY KINCAID
NOTARY PUBLIC MICHIGAN
MACOMB COUNTY
MY COMMISSION EXPIRES 04/08/2026

On this 17th day of Feb, 2022, before me, a Notary Public in and for said state, personally appeared Harshavardhan J. Tripathi, who being by me duly sworn did say that he/she is the managing member of NEW CHERRY LLC, a _____ limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and ~~deed~~ consent of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 17th day of Feb, 2022

Notary Public in and for Said County and State

Karey Kincaid
Notary Public

01/05/2025
My Commission Expires:



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF INDIVIDUALS

CD-ROW-2021-008

Owner's name	Legal description of property
Robert & Pamela & Fred Rucker <i>Robert & Pamela & Fred Rucker</i>	2430 WOODLAND / N 2 FT LOT 59 LOT 60 COWHERDS VINE ST ADD

(additional sheets attached as required)

STATE OF Missouri
COUNTY OF Jackson) ss.

On this 4th day of May, 2022 before me personally appeared Robert Rucker, Pamela Rucker, Fred Rucker to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 4th day of May, 2022.

Notary Public in and for Said County and State

Michelle R. Henderson
Notary Public

My Commission Expires: Aug. 12, 2024
AICHILLE L. HARDMAN
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 12410941
My Commission Expires Aug 12, 2024

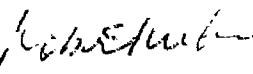


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF INDIVIDUALS

CD-ROW-2021-009

Owner's name	Legal description of property
Robert C Rucker II 	2434 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 12 FT LOT 57 S 18 FT OF LOT 58 2436 WOODLAND/N 17 FT LOT 56 & S 13 FT OF LOT 57 COWHERDS VINE ST ADD 2438 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 22 FT LOT 55 & S 8 FT LOT 56

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 4th day of May, 2022 before me personally appeared _____
Robert Rucker II

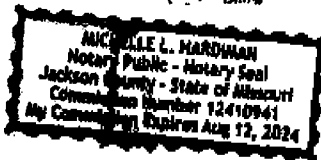
_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 4th day of May, 2022

Notary Public in and for Said County and State

Nichelle C Hardeman
Notary Public

My Commission Expires: Aug. 12, 2024





Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

October 26th, 2021

Lamin B. Nyang
c/o Taliaferro & Browne, Inc
1020 East 8th Street
Kansas City, Missouri 64106

Re: Lamin B. Nyang
Alley vacate request between 24th Street and 25th Street

Vacation: Alley vacate request between 24th Street and 25th Street

Lamin B. Nyang,

In response to your email dated October 25th, 2021 relative to the above referenced Alley vacate request between 24th Street and 25th Street

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,


Alex Sammet | Nov 2, 2021 11:48 CDT

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF: JLS
cc: Lamin B. Nyang

Engineering Dept. Approval: 
JMA

System Planning Approval: 
JMK



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2021-008**

UTILITY CO. Evergy

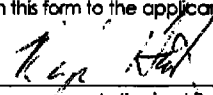
Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:
 - Yes (proceed to #2) No (form complete)
2. Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.


12, 6 '21

 Authorized Representative Date

Return this form to:

<u>Lamin Nyang</u>	<u>816-283-3456</u>
Applicant Name	Phone
<u>1020 E 8th Street</u>	
Kansas City, MO 64106	<u>Lnyang@tb-engr.com</u>
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-009

UTILITY CO. ATT

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
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THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

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- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

ATT HAS CABLE IN THE AIR IN TEH AREA OF THE VACATE REQUEST. ATT WILL MOVE THE CABLE AT PARTITIONERS EXPENSE OR YOU CAN RETAIN EASEMENT AND PROTECT CABLE

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

RUSSELL CROFT Russell Croft 12/14/21
Authorized Representative Date

Return this form to:

<u>Lamin Nyang</u> Applicant Name	<u>816-283-3456</u> Phone
<u>1020 E 8th Street</u> Address	<u>Lnyang@tb-engr.com</u> Email
<u>Kansas City, MO 64106</u> Address	



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-008

UTILITY CO. KCMO Water Services Department

Be it known that Urban Neighborhood Initiative Inc being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

**THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.**

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

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 - Relocate facilities
 - Other _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Lamin Nyang
Authorized Representative

01/20/2022
Date

Return this form to:

Lamin Nyang
Applicant Name
1020 E 8th Street
Address
Kansas City, MO 64106

816-283-3456
Phone
Lnyang@tb-engr.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-009

UTILITY CO. KCMO Fire Department

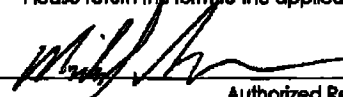
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TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.**

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

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 - No (form complete)
- Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

 Authorized Representative 11/1/21 Date

Return this form to:

<u>Lamin Nyang</u> Applicant Name	<u>816-283-3456</u> Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u> Address	<u>Lnyang@tb-engr.com</u> Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-000

UTILITY CO. KCMO Public Works Department

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

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2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: See email for instructions.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Octavio Moncada

Authorized Representative

10/26/2021

Date

Return this form to:

Lamin Nyang

Applicant Name

816-283-3456

Phone

1020 E 8th Street

Kansas City, MO 64106

Address

Lnyang@tb-engr.com

Email

Lamin Nyang

From: Pecina, Victor <Victor.Pecina@kcmo.org>
Sent: Thursday, May 12, 2022 1:18 PM
To: Lamin Nyang
Subject: FW: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation
Attachments: Utility Agency 08 - KCMO Public Works Department.pdf

fyi



Victor Pecina, ENV SP
Electrical Engineer
Capital Projects Division
Public Works
City of Kansas City, Mo.
5310 Municipal Avenue
Kansas City, MO 64106
Email: victor.pecina@kcmo.org
Phone:: 816-513-9852
KCMO.gov

From: Moncada, Octavio
Sent: Tuesday, October 26, 2021 5:08 PM
To: Inyang@tb-engr.com
Cc: Pecina, Victor <Victor.Pecina@kcmo.org>; Hadjian, Mahmoud <Mahmoud.Hadjian@kcmo.org>
Subject: RE: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation

Hi Lamin,

According to our drawings, we have 2 street lights in the alleys. SCE1143A & SCE1144A. We don't have a problem removing these lights so as long as long they are returned to us and the vacancy does not affect other streetlights. I've attached a PDF of our drawings. If you have any questions, please feel free to contact me at 816-513-9850. Any and all cost will be a cost to the project.

Thanks

Octavio Moncada

From: Pecina, Victor
Sent: Tuesday, October 26, 2021 1:15 PM
To: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Subject: FW: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation

FYI

Victor Pecina
Electrical Engineer

Public Works
City of Kansas City, Mo.
5310 Municipal Avenue
Kansas City, MO 64120
Email: victor.pecina@kcmo.org
Phone: 816-513-9868
Fax: 816-513-9876

From: Lamin Nyang <lnyang@tb-engr.com>
Sent: Tuesday, October 26, 2021 12:40 PM
To: Pecina, Victor <Victor.Pecina@kcmo.org>
Subject: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hi Victor,

Attached is the alley vacation utility consent form for the above project. Please review and expedite at your earliest convenience.

Let me know if you have any questions.

Thank you,

Lamin B. Nyang, PE | CIVIL ENGINEER



ENGINEERING TOMORROW'S INFRASTRUCTURE

1020 East 8th Street, Kansas City, Missouri 64106

p816.283.3456 x118 f816.283.0810

lnyang@tb-engr.com

www.tb-engr.com



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

December 7, 2021

Project Name
Crescendo

Docket # Request
11 CD-CPC-2021-00182
Rezoning to UR

Applicant
Lamin Nyang
Taliaferro & Brown
1020 E 8th St Kansas City, MO 64106

Owner
Urban Neighborhood Initiative Inc
2300 Main St, Ste 180
Kansas City, MO 64108

Location 2401-2453 Highland Ave
Area About 2.27 acres
Zoning UR
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses
North: vacant (UR district)
East: multi-family residential use (UR/R-1.5 district)
West: school/ball fields (R-1.5)
South: residential (R-1.5)

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use land uses. The request conforms to this recommendation.

Major Street Plan
No adjacent major street has been identified on the site.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
Notice of this case was sent to Wendell Phillips Neighborhood Association and Washington Wheatly Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 applies to this request. A public meeting was held on November 22, 2021.

EXISTING CONDITIONS
The subject property spans across the western portion of 2 city blocks. The northern-most lot is located at the northeast corner of E 24th Ter and Highland Ave, and the southern-most lot is located at the southeast corner of E 24th Ter and Highland Ave. The property is currently vacant with an approved tax incentive plan allows this property to be zoned UR.

NEARBY DEVELOPMENTS
North: vacant, wooded land (zoned UR)
East: multi-family residential use
West: Wendell Phillips Elementary and ball fields
South: sparse residential

SUMMARY OF REQUEST
A request to approve a preliminary development plan which also serves as a preliminary plat to create two (2) lots in order to construct thirty-nine (39) residential units in District UR (Urban Redevelopment) on about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south.

KEY POINTS

- Rezoning from UR to UR in order to amend a previously approved plan
- Multi-family residential

PROFESSIONAL STAFF RECOMMENDATION
Docket # Recommendation
11 Approval with conditions

CONTROLLING CASE

Case 11134-URD-3 – Ordinance 990128 was passed by the City Council on March 25, 1999 approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 30 acre tract of land generally bounded by Paseo Boulevard on the west, a line about 300 feet north of 17th Terrace on the north, a line about 405 feet east of Woodland Avenue on the east and 19th Street on the south.

RELATED RELEVANT CASES

13505-P: The Crossroads East/Jazz District study area is roughly bounded by Truman Road on the north, Brooklyn Avenue on the east, the Kansas City Terminal Railway tracks on the south, and Grand Boulevard on the west.

CD-ROW-2021-00039: A request to vacate an alley located between E. 24th Street to the north, E. 25th Street to the south, Highland Avenue to the west, and Woodland Avenue to the east, to allow for the construction of 39 residential units.

HISTORY

The subject property is located within an existing UR district that must be amended in order to allow for the proposed development on the subject site.

PLAN REVIEW**ANALYSIS**

Two lots and 1 tract will be created from the existing parcels spanning 2 city blocks. Lot 1 will be 0.9 acres, Lot 2 will be 1.1 acres, and Tract A will contain a detention pond. The proposed use includes approximately 52,000 square feet of residential space for 39 total units across 10 multi-family buildings, 2 to 3 stories tall. The approximate net density for the site will be 16 units per acre. In addition to the dwelling units, a community center in Building 1 containing 2,600 square feet of office space and 1,000 square feet of amenity space is proposed. Building 1 will also have 2,700 square feet of residential area, and the building will be 32 feet-tall. Buildings 2, 3, 6, 7, 8, and 9 will be 41 feet tall and contain only residential space, as well as Buildings 4, 5, and 10—at 38 feet tall. The entire project is intended to be constructed in 1 phase. The approved UR Plan indicates 25 feet front yard setbacks; however, this development is proposing 15 feet front yard setbacks.

The applicant proposes four vehicular accesses—2 from 24th Ter, 1 from E 24th St, and 1 from E 25th St. The plans show 43 surface parking spaces located on the east side of the proposed residential development, abutting the existing alley. The applicant has submitted an application for vacation of said alley (CD-ROW-2021-00039) that is currently under review by staff. The plan shows pedestrian sidewalks around both the perimeter, and internally through the site, in addition to around the vehicular use areas. The sidewalks will connect the site to the surrounding areas. Fencing is proposed around the entirety of the proposed development: 4 feet tall in the front and 6 feet tall in the rear. Little information is indicated on the plans about the material or how users will enter the site through the gates/fence crossing the vehicular access points.

The applicant has provided street trees along E 24th St, E 24th Ter, and E 25th St. Interior landscaping and landscaping of vehicular use areas are also shown on the plan. The landscaping includes a variety of

ornamental trees, medium shade trees, large shade trees, evergreen trees, and shrubs. The interior areas not paved with sidewalk will be sodded.

The proposed outdoor lighting spills over into the public right-of-way and adjacent residential properties. One condition of approval for this project is to submit revised lighting plans to meet 88-430-04-C prior to building permit.

The elevations show materials to be use as roof shingles, colored fiber cement lap siding, and masonry. The architectural design incorporates the Greater Downtown Area Plan Design Guidelines for general character, massing and scale, materials, and windows/transparency. Proposed facades are broken up by using different colored materials, step-backs, and windows.

No signage plan has been submitted for review. Regardless of the concept of the proposed wall sign on the elevations, all future proposed signage shall comply with 88-445 and are subject to sign permits.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to Conditions	The developer will pay fee in lieu as stated by Parks Department.
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	Landscaping affidavit required prior to Certificate of Occupancy
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Subject to Conditions	Shall submit revised plans prior to building permit.
<i>Sign Standards (88-445)</i>	N/A	N/A	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN REVIEW CRITERIA

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

The plan, as proposed, doesn't comply with the approved UR plan. The approved plan recommends single family housing with 25 ft front yard setbacks. The applicant is proposing 39 residential units across 10 multi-family buildings; therefore, a major amendment to the approved UR plan is required. The subject site is located in the Phase IV-B area of the previously approved UR Plan.

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

The subject site is located in the Wendell Philips neighborhood area and zoned UR. Much of the surrounding properties are vacant or a residential use. Wendell Philips Elementary is across the street to the west of the site. The land is cut to the west by The Paseo and Bruce R Watkins Dr (Hwy 71).

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

The surrounding land use of this area is mostly a mix of single and multi-family residential. There are many newer housing developments to replace old housing in disrepair; additionally, there are many vacant lots that were once used for residential. The proposed multi-family use is appropriate for this area to increase housing stock and reduce unused land.

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

Infrastructure and services are expected to be adequate for the development with conditions list in the condition and correction report.

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

The subject property is suitable for multi-family housing, considering the surrounding residential uses. The subject site is also across the street from an elementary school, which will make this development potentially appealing to families.

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

This property has been vacant for a long time, but staff doesn't have specific length of its vacancy.

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

The plan is not expected to have a detrimental effect on nearby properties.

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.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS to the rezoning to UR plan application as stated in the attached Condition Report.

Respectfully submitted,



Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: December 01, 2021

Case Number: CD-CPC-2021-00182

Project: Crescendo

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 does not accurately reflect the proposed property lines taking into account the proposed vacation of the alleyway on the east side of the property. Revise the drawing accordingly and ensure it shows the minimum information required for the preliminary plat. Revise Plat and Resubmit (11/17/2021)

Plan Conditions

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

2. 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. (10/29/2021)
3. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for _____ and to a tie-in point with the existing sidewalks at _____ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (10/29/2021)
4. 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. (10/29/2021)
5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (10/29/2021)
6. 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. (10/29/2021)
7. 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. (10/29/2021)
8. 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 (10/29/2021)
9. 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. (10/29/2021)
10. 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. (10/29/2021)

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

11. The developer 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. (10/29/2021)
12. 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. (10/29/2021)
13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (10/29/2021)
14. That the south half of 24th Street 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. (10/29/2021)
15. 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. (10/29/2021)
16. That the north half of 25th Street 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. (10/29/2021)
17. That the east half of Highland Avenue 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. (10/29/2021)
18. That the full width of 24th Terrace 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. (10/29/2021)
19. The developer must petition for the vacation of the existing alleyway as shown on the development plan on the east side of the property and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat. (11/17/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

20. 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. (10/27/2021)
21. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. (10/27/2021)
22. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. (10/27/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

23. The required street vacation application shall be approved prior to issuance of building permit. (10/27/2021)
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. (10/27/2021)
25. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (10/27/2021)
26. Revise the outdoor lighting plan to conform to 88-430 prior to building permit. (11/15/2021)
27. The parking requirement on Sheet C001 shall be updated to reflect the proposed office use prior to request for ordinance. (11/15/2021)
28. The proposed fence shall not exceed 4 feet in the front and street side yard and 6 feet for the rear and interior side yard. (11/23/2021)

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

29. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (10/27/2021)
30. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (10/27/2021)
31. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (10/27/2021)

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

32. 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 (10/27/2021)
33. With the developer proposing to provide payment in lieu of parkland dedication per plans, said payment equates to \$22,839.04. Fee shall be due prior to Certificate of Occupancy.
(39 units) X (2.0) X (0.006) X (\$48,801.37) = Fee. (10/27/2021)
34. 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. This requirement shall be satisfied prior to certificate of occupancy. (10/27/2021)

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

35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(10/25/2021)
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Dan Richardson – 816-513-4883 (10/25/2021)

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

37. The developer must submit Fire Hydrant installation plans meeting the 300' maximum spacing along the adjacent public roadways. 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.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(10/25/2021)
38. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (10/25/2021)

CRESCENDO
UR DISTRICT REZONING PLAN AMENDMENT,
PRELIMINARY PLAT & FINAL DEVELOPMENT PLAN
 A RESIDENTIAL SUBDIVISION SECTION 08 TOWNSHIP 49 NORTH, RANGE 93 WEST
 OF THE FIFTH PRINCIPAL MERIDIAN
 IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PROJECT DESCRIPTION:
 PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN FOR THE CRESCENDO SUBDIVISION, A RESIDENTIAL SUBDIVISION SECTION 08 TOWNSHIP 49 NORTH, RANGE 93 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TABLE 1 - SITE DATA

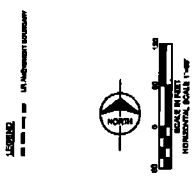
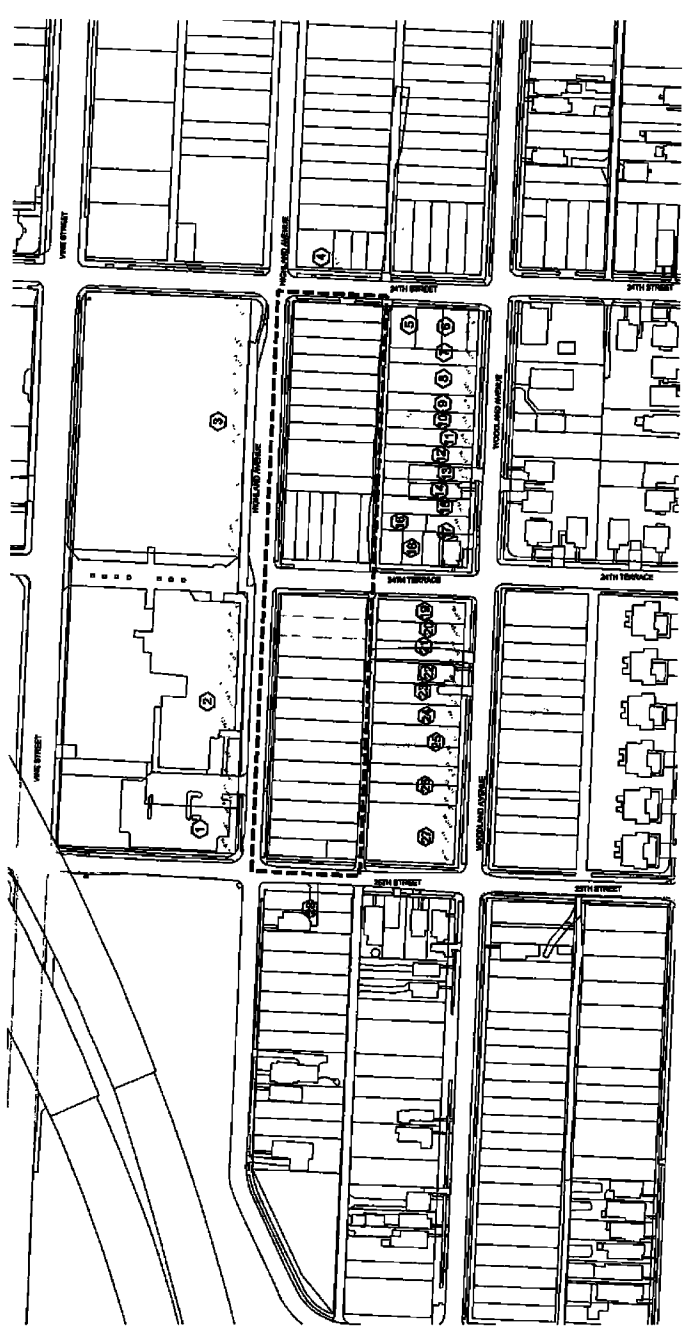
TRACT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	1.25	53,910	12.50%
2	1.25	53,910	12.50%
3	1.25	53,910	12.50%
4	1.25	53,910	12.50%
5	1.25	53,910	12.50%
6	1.25	53,910	12.50%
7	1.25	53,910	12.50%
8	1.25	53,910	12.50%
9	1.25	53,910	12.50%
10	1.25	53,910	12.50%
11	1.25	53,910	12.50%
12	1.25	53,910	12.50%
13	1.25	53,910	12.50%
14	1.25	53,910	12.50%
15	1.25	53,910	12.50%
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21	1.25	53,910	12.50%
22	1.25	53,910	12.50%
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31	1.25	53,910	12.50%
32	1.25	53,910	12.50%
33	1.25	53,910	12.50%
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35	1.25	53,910	12.50%
36	1.25	53,910	12.50%
37	1.25	53,910	12.50%
38	1.25	53,910	12.50%
39	1.25	53,910	12.50%
40	1.25	53,910	12.50%
41	1.25	53,910	12.50%
42	1.25	53,910	12.50%
43	1.25	53,910	12.50%
44	1.25	53,910	12.50%
45	1.25	53,910	12.50%
46	1.25	53,910	12.50%
47	1.25	53,910	12.50%
48	1.25	53,910	12.50%
49	1.25	53,910	12.50%
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58	1.25	53,910	12.50%
59	1.25	53,910	12.50%
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67	1.25	53,910	12.50%
68	1.25	53,910	12.50%
69	1.25	53,910	12.50%
70	1.25	53,910	12.50%
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72	1.25	53,910	12.50%
73	1.25	53,910	12.50%
74	1.25	53,910	12.50%
75	1.25	53,910	12.50%
76	1.25	53,910	12.50%
77	1.25	53,910	12.50%
78	1.25	53,910	12.50%
79	1.25	53,910	12.50%
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81	1.25	53,910	12.50%
82	1.25	53,910	12.50%
83	1.25	53,910	12.50%
84	1.25	53,910	12.50%
85	1.25	53,910	12.50%
86	1.25	53,910	12.50%
87	1.25	53,910	12.50%
88	1.25	53,910	12.50%
89	1.25	53,910	12.50%
90	1.25	53,910	12.50%
91	1.25	53,910	12.50%
92	1.25	53,910	12.50%
93	1.25	53,910	12.50%
94	1.25	53,910	12.50%
95	1.25	53,910	12.50%
96	1.25	53,910	12.50%
97	1.25	53,910	12.50%
98	1.25	53,910	12.50%
99	1.25	53,910	12.50%
100	1.25	53,910	12.50%

TABLE 2 - BUILDING DATA

TRACT NO.	NO. OF UNITS	TOTAL AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	10	53,910	12.50%
2	10	53,910	12.50%
3	10	53,910	12.50%
4	10	53,910	12.50%
5	10	53,910	12.50%
6	10	53,910	12.50%
7	10	53,910	12.50%
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11	10	53,910	12.50%
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15	10	53,910	12.50%
16	10	53,910	12.50%
17	10	53,910	12.50%
18	10	53,910	12.50%
19	10	53,910	12.50%
20	10	53,910	12.50%
21	10	53,910	12.50%
22	10	53,910	12.50%
23	10	53,910	12.50%
24	10	53,910	12.50%
25	10	53,910	12.50%
26	10	53,910	12.50%
27	10	53,910	12.50%
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37	10	53,910	12.50%
38	10	53,910	12.50%
39	10	53,910	12.50%
40	10	53,910	12.50%
41	10	53,910	12.50%
42	10	53,910	12.50%
43	10	53,910	12.50%
44	10	53,910	12.50%
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59	10	53,910	12.50%
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61	10	53,910	12.50%
62	10	53,910	12.50%
63	10	53,910	12.50%
64	10	53,910	12.50%
65	10	53,910	12.50%
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67	10	53,910	12.50%
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77	10	53,910	12.50%
78	10	53,910	12.50%
79	10	53,910	12.50%
80	10	53,910	12.50%
81	10	53,910	12.50%
82	10	53,910	12.50%
83	10	53,910	12.50%
84	10	53,910	12.50%
85	10	53,910	12.50%
86	10	53,910	12.50%
87	10	53,910	12.50%
88	10	53,910	12.50%
89	10	53,910	12.50%
90	10	53,910	12.50%
91	10	53,910	12.50%
92	10	53,910	12.50%
93	10	53,910	12.50%
94	10	53,910	12.50%
95	10	53,910	12.50%
96	10	53,910	12.50%
97	10	53,910	12.50%
98	10	53,910	12.50%
99	10	53,910	12.50%
100	10	53,910	12.50%

TABLE 3 - CONCEPT DEVELOPMENT STANDARDS

TRACT NO.	NO. OF UNITS	TOTAL AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	10	53,910	12.50%
2	10	53,910	12.50%
3	10	53,910	12.50%
4	10	53,910	12.50%
5	10	53,910	12.50%
6	10	53,910	12.50%
7	10	53,910	12.50%
8	10	53,910	12.50%
9	10	53,910	12.50%
10	10	53,910	12.50%
11	10	53,910	12.50%
12	10	53,910	12.50%
13	10	53,910	12.50%
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23	10	53,910	12.50%
24	10	53,910	12.50%
25	10	53,910	12.50%
26	10	53,910	12.50%
27	10	53,910	12.50%
28	10	53,910	12.50%
29	10	53,910	12.50%
30	10	53,910	12.50%
31	10	53,910	12.50%
32	10	53,910	12.50%
33	10	53,910	12.50%
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35	10	53,910	12.50%
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37	10	53,910	12.50%
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43	10	53,910	12.50%
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45	10	53,910	12.50%
46	10	53,910	12.50%
47	10	53,910	12.50%
48	10	53,910	12.50%
49	10	53,910	12.50%
50	10	53,910	12.50%
51	10	53,910	12.50%
52	10	53,910	12.50%</



OWNERSHIP INFORMATION

UNIT NO.	OWNER	ADDRESS
1	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
2	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
3	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
4	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
5	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
6	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
7	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
8	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
9	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
10	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
11	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
12	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036

OWNERSHIP INFORMATION

UNIT NO.	OWNER	ADDRESS
1	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
2	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
3	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
4	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
5	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
6	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
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11	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036
12	THE NATIONAL ASSOCIATION OF REALTORS	1100 19TH STREET, N.W., WASHINGTON, D.C. 20036

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Denver, CO 80202
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Fax: 303.733.1001
www.trb.com

CREOSOL
1000 15th Street, Suite 1000
Denver, CO 80202
Tel: 303.733.1000
Fax: 303.733.1001
www.creosol.com

DATE: 10/15/10
PROJECT: 1000 15th Street
SHEET: 1000 15th Street
SCALE: AS SHOWN

2011 C
REVISED STANDARD
C005

