



CITY PLAN COMMISSION REPORT

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

Project Name

GSA Office at KCIA

Hearing Date January 18, 2022

Docket # Request

04 CD-CPC-2021-000200
Development Plan
(non-residential)

Applicant

Hosam Habib
Hoefler Welker

Owner

KCI Airport

Location Approximately 9205 NW 112th
St.

Area 423 acres

Zoning KCIA

Council District 2nd

County Platte

School District Park Hill

Surrounding Land Uses

North – KCIA, commercial use zoned B3-3

South – KCIA, commercial & industrial use
zoned B4-3, M2-3

East – commercial & industrial use zoned B3-
3, UR, M2-3

West – KCIA

Land Use Plan

The KCI Area Plan recommends KCIA uses
(commercial or industrial uses compatible
with airport operations). The request
conforms to this recommendation.

Major Street Plan

NW Prairie View Rd is identified as a
Thoroughfare adjacent to the site according
to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on November 15, 2021. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject site is located within KCI-owned property. The proposed location for the GSA office is currently undeveloped. Nearby uses include KCFD Station 16 and Kansas City Police North Patrol.

SUMMARY OF REQUEST

CD-CPC-2021-00200 - A request to approve a development plan to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security agency in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of NW 112th Street and NW Prairie View Road.

KEY POINTS

- GAS Office Building

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

04 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

CD-CPC-2019-00178 - A request to approve a project plan for to allow construction of an approximately 1.1 million square foot, two-level airport terminal building consisting of 39 gates as well as a 6,300-space parking garage and related site and utility work for the Kansas City International Airport on several hundred acres in District KCIA (Kansas City International Airport).

HISTORY

The subject parcel is owned by KCI Airport and contains multiple developments on the site. On the southern portion of the parcel there are three warehouse/logistic center buildings for Amazon MCI, DHL, Rogers Sporting Goods Corporate Office, and others. Additionally, Kansas City Police North Patrol and Kansas City Fire Department Station 16 are located in the northeast portion of the subject parcel. This parcel is leased from KCI Airport for its current uses.

PLAN REVIEW

The subject site for the proposed GSA (General Services Administration) Office is located on the northeastern portion of the parcel, in between KCFD Station 16 and KCPD North Patrol. The subject site for this development project will be leased from KCI Airport and will not change ownership. The plans show the proposed GSA Office building to be a three-story, 121,372 square foot building, along with a proposed single-story GSA Annex, to be 23,096 square feet, and a single-story GSA Visitor Screening Facility, to be 865 square feet. The development area will also include a vegetative courtyard area, covered fleet vehicle parking and specialty vehicle parking.

The site will be accessible by two gated access points off of N Vienna Rd. The proposed Visitor Screening Facility is located at the southeast access, which also contains a one-way visitor parking area before the gated entrance. After passing the proposed Visitor Screening Facility, vehicles can enter the general parking area. The second gated access at the southwest corner of the proposed development connects to the specialty vehicle parking and covered tenant fleet vehicle parking. There is a proposed sidewalk around the perimeter of the subject site inside of the security fencing and connecting the visitor parking to the main entrance of the building.

The plans show multiple renderings of the proposed architecture. Proposed building materials include concrete formline precast panel, blast resistant materials, and perforated aluminum screen. A variety of landscaping is proposed to screen vehicular use areas, as well as decorative interior landscaping, and street trees along Vienna Rd. Tree types include Serviceberry, Common Hornbeam, Armstrong Red Maple, American Hornbeam, and Black Locust.

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>	No	N/A	
<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	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

Plan Review Criteria (88-516-05)

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies, subject to conditions from Development Management Division, Land Development Division, Aviation Department, Fire Department, Water Services, and Public Works.

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

The proposed use complies with the KCIA, Airport District.

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.

Proposed ingress and egress from the site is located on Vienna Rd. There are two proposed access points, one that leads to visitor and general parking, and the other, which circulates to specialty vehicle parking and tenant fleet vehicle parking. The proposed access and circulation is appropriate for the use of the site and complies with the Code.

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 is primarily accessible by vehicle; therefore, the site will only have internal pedestrian sidewalks inside of the security fence.

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

The plans show necessary utility extensions to serve the site, subject to conditions from LDD and Water Services.

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 architectural features are similar to the character of the KCPD North Patrol building. The design features are very appealing.

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.

The plan proposes a variety of trees and shrubs to properly screen vehicular areas and meet the Code requirements for street trees and interior landscaping.

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 development will increase the impervious surface on the site, but the plans shows landscaped area around the entire site, and around paved areas, as well as a vegetative courtyard. Landscaping is provided per Code based on the number of parking spaces.

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 currently no trees on the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,

A handwritten signature in black ink that reads "Xue Wood". The signature is written in a cursive, flowing style.

Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: January 11, 2022

Case Number: CD-CPC-2021-00200

Project: GSA Office at KCIA

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. Provide information supporting which City department will own and maintain Vienna Road to make sure the correct City processes are utilized for the development. UPDATED 1/6/22 - documentation does not provide clear information on intended ownership. (11/30/2021)
2. Clarify as part of the resubmittal package if this case is also intended to serve as the preliminary plat for this project. Provide a preliminary plat sheet as part of the resubmittal or explain the process intended to be followed as part of this project if the road will be owned and maintained by the Public Works Department. Submit Preliminary Plat Sheet (1/06/2022)

Plan Conditions

Condition(s) by Aviation. Contact Mike Waller at 816-243-3038 / Mike.Waller@kcmo.org with questions.

3. The proposed development is located on Kansas City International Airport (MCI) property. Per FAR Part 77, Objects Affecting Navigable Airspace, Section 77.9(d), the proponent/developer shall file a separate on-line Form 7460-1, Notice of Proposed Construction or Alteration, for temporary construction activities including the work site area, equipment parking, staging area, stockpiles, batch plant, haul roads, construction cranes, boom trucks and/or concrete pumps (max. height, max. radius and proposed location). 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

The proponent/developer shall also conduct construction activities in accordance with FAA Advisory Circular (AC) 150/5370-2G, Operational Safety on Airports During Construction, as applicable. (11/30/2021)

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

4. 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. (11/30/2021)
5. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (11/30/2021)
6. 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. (11/30/2021)
7. 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. (11/30/2021)
8. 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. (11/30/2021)

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

9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (11/30/2021)
10. The developer must design and construct all streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (11/30/2021)
11. 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. (11/30/2021)
12. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (11/30/2021)
13. 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. (11/30/2021)
14. 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. (11/30/2021)
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (11/30/2021)
16. 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 (11/30/2021)
17. 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. (11/30/2021)

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

18. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (12/01/2021)
19. 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. (12/01/2021)
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. (12/01/2021)

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

21. Water Flow 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) (12/01/2021)
22. Hydrant 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) (12/01/2021)
23. Fire Department Connection 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) (12/01/2021)

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

24. Fire Department Connection The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1). (12/01/2021)
25. Access Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (12/01/2021)

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

26. The developer shall present the project to the Transportation Development Committee for a waiver of the sight distance requirement at Prairie View Ave. (1/04/2022)

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

27. 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>
(12/01/2021)

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

28. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the 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>)

The new distribution main shall follow the new Vienna Road alignment about 4' from the back of curb on either the east or west side. The main should generally run from 112th Street to Amity and then turn and go south along N. Amity Ave. We want the distribution main to connect to the 24" transmission main just south of 112th Street at the north end within the existing right-of-way, and tie into the 8" main in N. Amity Avenue at the south end to provide a looped connection. This looped layout provides both a reduced risk for water service interruptions via redundant connections and improved water quality via circulation. The service lines would likely connect about halfway down the distribution main in N. Vienna Road. (11/30/2021)



CITY OF
AURORA, CO
100001

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00200

Meeting Date: November 15, 2021

Meeting Location: +1 913-305-5289,,368182747#

Meeting Time (include start and end time): 1:30pm CST

Additional Comments (optional):

None of the neighboring property owners or representatives attended the meeting.