



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, February 23, 2022

1:30 PM

26th Floor, Council Chamber

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Beginning of Consent(s)

[220172](#)

Approving the plat of Barry West Townhomes - First Plat, an addition in Platte County, Missouri, on approximately 31.062 acres generally located at the northeast. corner of N.W. Barry Road and N. Chariton Avenue, creating 11 lots and 6 tracts for the purpose of creating a multi-family subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00044)

Attachments: [2021-00044 Ordinance Fact Sheet](#)

[220173](#)

Approving the plat of Foley Industries 1st Plat, an addition in Jackson County, Missouri, on approximately 30.261 acres generally located on the south side of East 87th Street between Interstate-435 and Denver Avenue, creating 1 lot for the purpose of a 1 lot industrial subdivision; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00045)

Attachments: [2021-00045 Ordinance Fact Sheet](#)

[220174](#) Approving the plat of Mercier Heights, an addition in Jackson County, Missouri, on approximately 0.427 acres generally located on the east side of Mercier Street between W. 18th Street to the north and W. 20th Street to the south, creating 7 lots for the purpose of a 7 lot single family home subdivision; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00033)

Attachments: [2021-00033 Ordinance Fact Sheet](#)

End of Consent(s)

Lucas

[220176](#) RESOLUTION - Appointing Ryan Hackenmiller, Christy Soeken, and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

Attachments: [No Fact Sheet - Resolution](#)

[220177](#) Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Avenue to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

Attachments: [CD-CPC-2021-00199 FactSheet](#)

[220181](#) Authorizing the Director of Health to execute a contract amendment in the amount of \$367,382.46, for a total contract amount of \$634,150.80, with Samuel U. Rodgers Health Center for COVID-19 Vaccination and Testing Clinics in Kansas City, Missouri; and authorizing the Director of Health to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval.

Attachments: [Samuel U Rodgers Health Center FY22 - Fact Sheet](#)
[Samuel U. Rodgers Health Center FY22 - Fiscal Note](#)

HELD IN COMMITTEE

Shields

220155

Approving a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue. (CD-CPC-2021-00203)

Attachments: [220155 fact sheet](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk`s Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver`s License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



File #: 220172

ORDINANCE NO. 220172

Approving the plat of Barry West Townhomes – First Plat, an addition in Platte County, Missouri, on approximately 31.062 acres generally located at the northeast. corner of N.W. Barry Road and N. Chariton Avenue, creating 11 lots and 6 tracts for the purpose of creating a multi-family subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00044)

Section 1. That the plat of Barry West Townhomes – First Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which

shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220172

Ordinance Number

Brief Title

Approving the plat of Barry West Townhomes – First Plat, an addition in Kansas City, Platte County, Missouri

| | | |
|--|---|--|
| <p>Specific Address Approximately 31.062 acres generally located at the N.E. corner of N.W. Barry Road and N. Chariton Ave, creating 11 lots and 6 tracts.</p> | <p>Sponsor</p> | <p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p> |
| <p>Reason for Project This final plat application was initiated by Sallee Real Estate Investments LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 90 lot multifamily subdivision.)</p> | <p>Programs, Departments, or Groups Affected</p> | <p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Park Hill</p> |
| <p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Ordinance No. 210030 was approved by Council on January 14, 2021 and allowed for Rezoning and Development Plan/Preliminary Plat for the Barry West Development Plan. The proposed request is in substantial conformance to the controlling plan.</p> | <p>Applicants / Proponents</p> | <p>Applicant(s) Sallee Real Estate Investments LLC City Department City Planning and Development Other</p> |
| | <p>Opponents</p> | <p>Groups or Individuals None Known Basis of Opposition</p> |
| | <p>Staff Recommendation</p> | <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> |
| | <p>Board or Commission Recommendation</p> | <p>By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p> |
| | <p>Council Committee Actions</p> | <p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p> |

Details

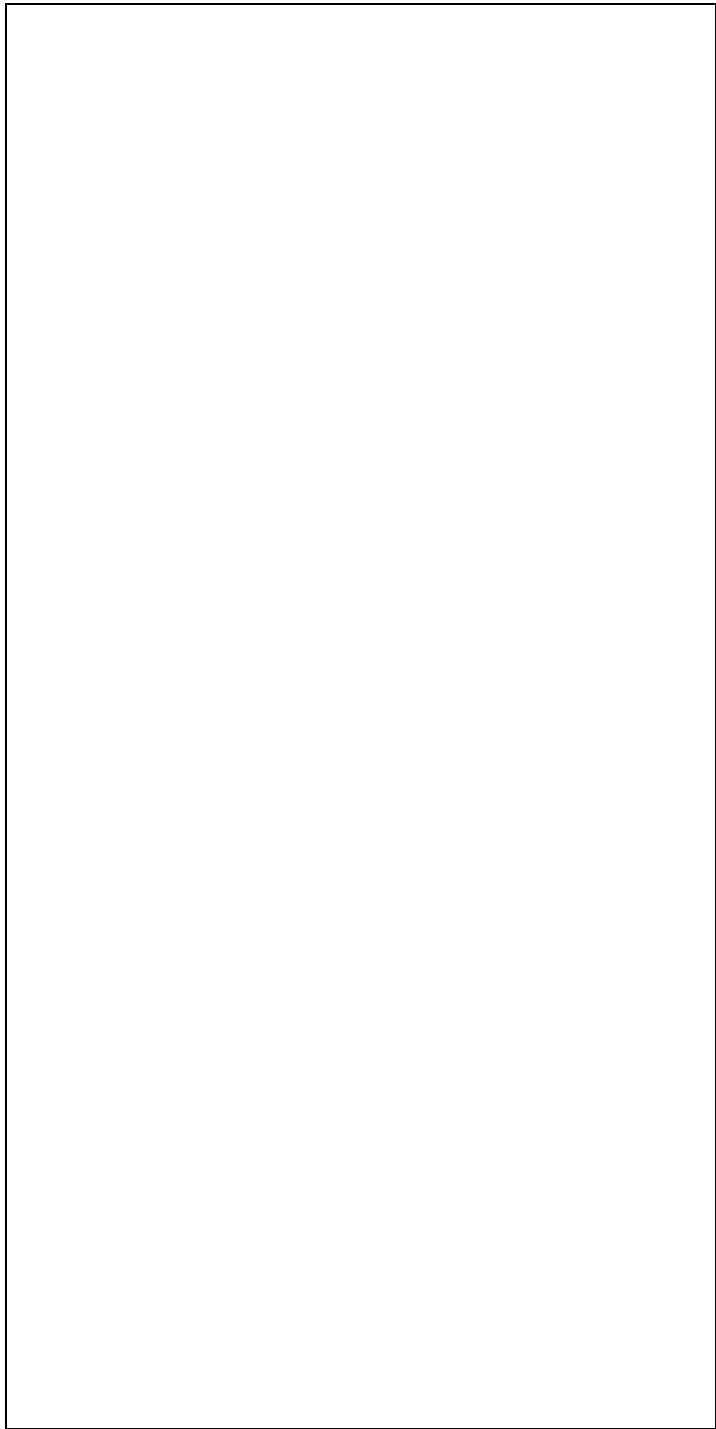
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Policy / Program Impact

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| Policy or Program Change N/A | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| Operational Impact Assessment N/A | |

Finances

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| Cost & Revenue Projections – Including Indirect Costs N/A | |
| Financial Impact N/A | |
| Fund Source and Appropriation Account Costs N/A | |
| Is it good for the children? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |



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| How will this contribute to a sustainable Kansas City? | <p>This project consists of public and private improvements for an 11 lot residential development and five tracts on approximately 31 acres of previously undeveloped property. The plat will provide construction of storm water detention facilities. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p> |
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: February 10, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development



File #: 220173

ORDINANCE NO. 220173

Approving the plat of Foley Industries 1st Plat, an addition in Jackson County, Missouri, on approximately 30.261 acres generally located on the south side of East 87th Street between Interstate-435 and Denver Avenue, creating 1 lot for the purpose of a 1 lot industrial subdivision; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00045)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Foley Industries 1st Plat, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220173

Ordinance Number

Brief Title

Approving the plat of Foley Industries 1ST Plat, an addition in Kansas City, Jackson County, Missouri

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| <p>Specific Address Approximately 30.261 acres generally located on the south side of East 87th Street between Interstate-435 and Denver Avenue, creating 1 lot.</p> | <p>Sponsor</p> | <p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p> |
| <p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot industrial subdivision.)</p> | <p>Programs, Departments, or Groups Affected</p> | <p>City-Wide</p> <p>Council District(s) 5(JA) Parks-Shaw Barnes</p> <p>Other districts (school, etc.) Hickman Mills 140</p> |
| <p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-AA-2021-00105 – Minor Amendment to the approved UR plan, orientation of the proposed building, and the defined layout of the employee parking on about 28.5 acres generally located at E. 87th Street and 435.</p> | <p>Applicants / Proponents</p> | <p>Applicant(s) Hunt Midwest Real Estate Development Inc.</p> <p>City Department City Planning and Development</p> <p>Other</p> |
| <p>Opponents</p> | <p>Groups or Individuals None Known</p> <p>Basis of Opposition</p> | |
| <p>Staff Recommendation</p> | <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> | |
| <p>Board or Commission Recommendation</p> | <p>By: City Plan Commission December 7, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p> | |
| <p>Council Committee Actions</p> | <p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p> | |

Details

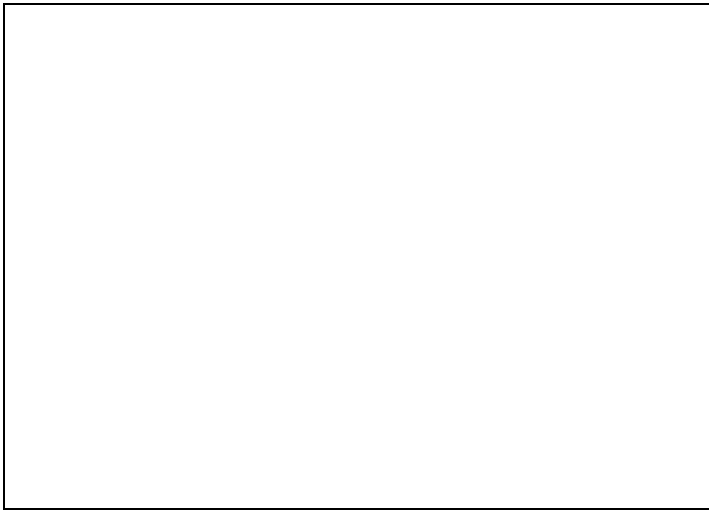
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Policy / Program Impact

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| Policy or Program Change N/A | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| Operational Impact Assessment N/A | |

Finances

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| Cost & Revenue Projections – Including Indirect Costs N/A | |
| Financial Impact N/A | |
| Fund Source and Appropriation Account Costs N/A | |
| Is it good for the children? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |



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| How will this contribute to a sustainable Kansas City? | This project consists of platting private improvements for a commercial development on previously developed property to create 1 lot and 1 detention tract on approximately 30 acres. The storm water detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. Written by Lucas Kaspar, PE |
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: February 10, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00045



File #: 220174

ORDINANCE NO. 220174

Approving the plat of Mercier Heights, an addition in Jackson County, Missouri, on approximately 0.427 acres generally located on the east side of Mercier Street between W. 18th Street to the north and W. 20th Street to the south, creating 7 lots for the purpose of a 7 lot single family home subdivision; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00033)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Mercier Heights, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 3. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 4. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 21, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220174

Ordinance Number

Brief Title

Approving the plat of Mercier Heights, an addition in Kansas City, Jackson County, Missouri

| | | |
|--|---|--|
| <p>Specific Address Approximately 0.427 acres generally located at on the east side of Mercier Street between W. 18th Street to the north and W. 20th Street to the south, creating 7 lots.</p> | <p>Sponsor</p> | <p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p> |
| <p>Reason for Project This final plat application was initiated by Lambie Custom Homes, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 7 lot single family home subdivision.)</p> | <p>Programs, Departments, or Groups Affected</p> | <p>City-Wide Council District(s) 4(JA) Bunch - Shields Other districts (school, etc.) Kansas City Missouri 110</p> |
| <p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00058 – On July 15, 2021 City Council approved Ordinance No. 210455 which is a development plan that acted as a preliminary plat for 0.427 acres land with six non-conforming lots. It is located on the east side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. All lots have front yard facing Mercier Street and rear yard abutting an alley way to the east. There are existing water and sewer lines. The surrounding land use are single-family residential in all directions. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming. The development plan created 7 lots to be platted on this site.</p> | <p>Applicants / Proponents</p> | <p>Applicant(s) Lambie Custom Homes City Department City Planning and Development Other</p> |
| | <p>Opponents</p> | <p>Groups or Individuals None Known Basis of Opposition</p> |
| | <p>Staff Recommendation</p> | <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> |
| | <p>Board or Commission Recommendation</p> | <p>By: City Plan Commission September 21, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p> |
| | <p>Council Committee Actions</p> | <p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p> |

Details

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Policy / Program Impact

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|---|---|
| Policy or Program Change N/A | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| Operational Impact Assessment N/A | |

Finances

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|---|---|
| Cost & Revenue Projections – Including Indirect Costs N/A | |
| Financial Impact N/A | |
| Fund Source and Appropriation Account Costs N/A | |
| Is it good for the children? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |



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|---|--|
| How will this contribute to a sustainable Kansas City? | <p>This project consists of platting 7 single family lots on approximately 0.427 acres of previously undeveloped property. The developer has elected to construct the required Combined Sewer Overflow Detention on each lot for this development. These facilities will ensure that the storm water requirements for the development are met. This development will increase the tax base for the developed lots and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p> |
|---|--|

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

Date: February 10, 2022

Reviewed by:

Joe Rexwinkle

Land Development Division (LDD)

City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00033



File #: 220176

RESOLUTION NO. 220176

RESOLUTION - Appointing Ryan Hackenmiller, Christy Soeken, and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

WHEREAS, the 51st & Oak Community Improvement District was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 150507; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the 51st & Oak Community Improvement District; and

WHEREAS, the 51st & Oak Community Improvement District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the 51st & Oak Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Ryan Hackenmiller
Christy Soeken
M. Grant Harrison

..end

**No Fact Sheet
Provided for
Resolution No.**

220176



File #: 220177

ORDINANCE NO. 220177

Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Avenue to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) on an approximately .691 acre tract of land generally located at 2701 and 2702 Troost Avenue, and more specifically described as follows:

TRACT 1: Lot 1, except that part in Troost Avenue, Block 9, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: The east 160 feet of the north 100 feet of Block 10, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part taken for widening Troost Avenue.

is hereby approved, subject to the following conditions:

1. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.
2. All signage shall comply with the Troost Overlay District and 88-445 and is subject to permits.
3. A deviation to the required parking ratio is approved pursuant to 88-260-04 in the amount of .76 spaces per unit at each site.
4. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13-as follows:
 - a. No street trees installed on the subject site
 - b. No interior landscaping installed on the subject site.
5. The developer building designs shall comply with the Troost Overlay regulations

for transparency, door entrances, architectural features, and facade articulation features.

6. Since the site is part of the Beacon Hill Redevelopment area, the State Historic Preservation Office will need to approve the design per the Memorandum of Agreement between the City and the SHPO.
7. 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.
8. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
9. 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.
10. The developer shall 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. The developer shall 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.
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 and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements

- required by the Land Development Division prior to issuance of any certificate of occupancy.
13. The developer shall integrate into the existing streetlight system any relocated streetlights 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.
 14. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
 15. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
 16. The developer shall 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.
 17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 18. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
 19. Fire hydrants shall be installed and operable before the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2) (11/15/2021)
 20. 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)

21. 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. For new residential units proposed with this project, the current parkland rate applies. 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 a certificate of occupancy.
22. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
23. The developer shall submit a final UR plan providing details of recreational amenities provided within each private open space tract.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220177

Ordinance Fact Sheet

Case No. CD-CPC-2021-00199

Brief Title

Amending an approved Development Plan on about .691 acres located at 2701 & 2702 Troost Ave to allow two mixed-use structure to be developed on the subject site. (CD-CPC-2021-00199)

Ordinance Number

Details

Location: Generally located at 2701 & 2702 Troost Ave.

Reason for Legislation: Amendments to approved Development Plans require City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- Outstanding corrections from the City Plan Commission were resolved on 1/26/2022.

CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

- Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.
- A signage plan was not provided. All signage will comply with the Troost Overlay District and 88-445 and is subject to permits.
- Deviations with the associated projects at 2702 & 2701 (CD-CPC-2021-00199), 1. A parking ratio of .76 spaces per unit is permitted on the subject sites.
- Adjustments with the associated projects at 2702 & 2701 Troost Ave (CD-CPC-2021-00199), 1. No street trees installed on the subject site. 2. No interior landscaping installed on the subject site.
- Approve the request as long as the developer building designs comply with the Troost Overlay regulations for transparency, door entrances architectural features, facade articulation features.
- Historic Preservation The lot is the site of the former Alana Hotel, which was demolished and listed on the National Register of Historic Places. Since the site is part of the Beacon Hill Redevelopment area, the State Historic Preservation Office will need to approved the design per the Memorandum of Agreement sign between the City and the SHPO as a condition of the demolition.
- 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

Positions/Recommendations

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| Sponsors | Jeffrey Williams, AICP, Director Department of City Planning & Development |
| Programs, Departments, or Groups Affected | 3 rd District (Ellington, Robinson) |
| Applicants / Proponents | Applicant Nicki Chestnut Taliaferro & Browne 1020 E 8 th St Kansas City, MO 64106 City Department City Planning & Development Other |
| Opponents | Groups or Individuals Basis of Opposition |
| Staff Recommendation | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against – |
| Board or Commission Recommendation | City Plan Commission (7-0) 12-21-2021 By Nay: Baker, Beasley, Crawl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass |

standards are met, prior to issuance of any certificate of occupancy.

8.The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

9.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.

10.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.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.

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

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| Policy or Program Change | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Operational Impact Assessment | |

Finances

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| Cost & Revenue Projections – Including Indirect Costs | |
| Financial Impact | |
| Funding Source(s) and Appropriation Account Codes | |

Continued from Page 2

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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

13.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.

14.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.

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Continued from above

15.The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

16.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.

17.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)

18.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) (11/15/2021)

19.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)

20.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. For new residential units proposed with this project, the current parkland rate applies. 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.

21.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.

22.The developer shall submit a Final UR Plan providing details of recreational amenities provided within each private open space tract.

23.water services 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>

Continued from page 3

24. water services 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 – 816-513-0318

Fact Sheet Prepared By: **Date:** 02-14-2022

Ahna Nanoski, AICP
Lead Planner

Reviewed By: **Date:**

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 10-22-2021
City Plan Commission Action: 12-21-2021
Revised Plans Filed: NA
Total Days in City Review: 36
Total Days in Applicant's Hand: 91

Reference Numbers:

Case No. CD-CPC-2021-00199



File #: 220181

ORDINANCE NO. 220181

Authorizing the Director of Health to execute a contract amendment in the amount of \$367,382.46, for a total contract amount of \$634,150.80, with Samuel U. Rodgers Health Center for COVID-19 Vaccination and Testing Clinics in Kansas City, Missouri; and authorizing the Director of Health to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is authorized to execute a contract amendment with Samuel U. Rodgers Health Center in the amount of \$367,382.46, for a total contract amount of \$634,150.80, for the provision of COVID-19 Vaccination and Testing Clinics for the period beginning April 12, 2021, through December 31, 2022, to be paid from funds previously appropriated in Account No. 22-2585-505073-B-G50507324. A copy of this contract, in substantial form, is on file with the Director of Health.

Section 2. That the Director is hereby authorized to extend the term of this contract without further Council approval and that the Director is also hereby authorized to amend this contract to increase or decrease the total contract dollar amounts contingent upon the need and availability of appropriated funds.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

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| LEGISLATIVE FISCAL NOTE | LEGISLATION NUMBER: | 220181 |
|--------------------------------|------------------------|--------|

LEGISLATION IN BRIEF:

Samuel U. Rodgers Health Center Contract Amendment

What is the purpose of this legislation? LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Does this grant require a match? Yes/No
See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? Yes/No
See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? Yes/No
See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? Yes/No
See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

| FUND | DEPTID | ACCOUNT | PROJECT | FY 21-22 BUD | FY 22-23 EST |
|------|--------|---------|-----------|--------------|--------------|
| 2585 | 505073 | B | G50507324 | 367,382.46 | |

Section 02: If applicable, where will new revenues be estimated?

| FUND | DEPTID | ACCOUNT | PROJECT | FY 21-22 BUD | FY 22-23 EST |
|------|--------|---------|---------|--------------|--------------|
| | | | | | |

Section 03: If applicable, where will appropriations be increased?

| FUND | DEPTID | ACCOUNT | PROJECT | FY 21-22 BUD | FY 22-23 EST |
|------|--------|---------|---------|--------------|--------------|
| | | | | | |

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|---|--|--|--|---|---|
| NET IMPACT ON OPERATIONAL BUDGET | | | | - | - |
|---|--|--|--|---|---|

RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

| FUND | FUND NAME | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 | FY 25-26 | FY 26-27 | All Outyears |
|------------------|----------------------|----------------|----------|----------|----------|----------|----------|--------------|
| 2585 | American Rescue Plan | 367,382 | | | | | | |
| 1000 | | - | | | | | | |
| 1000 | | - | | | | | | |
| 1000 | | - | | | | | | |
| TOTAL REV | | 367,382 | - | - | - | - | - | - |

| FUND | FUND NAME | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 | FY 25-26 | FY 26-27 | All Outyears |
|------------------|----------------------|----------------|----------|----------|----------|----------|----------|--------------|
| 2585 | American Rescue Plan | 367,382 | | | | | | |
| 1000 | | | | | | | | |
| 1000 | | | | | | | | |
| 1000 | | | | | | | | |
| TOTAL EXP | | 367,382 | - | - | - | - | - | - |

| | | | | | | | | |
|----------------------------|--|---|---|---|---|---|---|---|
| NET Per-YEAR IMPACT | | - | - | - | - | - | - | - |
|----------------------------|--|---|---|---|---|---|---|---|

| | | | | | | | | |
|--------------------------------|--|---|--|--|--|--|--|--|
| NET IMPACT (SIX YEARS) | | - | | | | | | |
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REVIEWED BY Vickie Watson DATE 2/22/2022



File #: 220155

ORDINANCE NO. 220155

Approving a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue. (CD-CPC-2021-00203)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue, and more specifically described as follows:

All of Lots 2 and 3, Plaza West, a subdivision in Kansas City, Jackson County Missouri and that part of vacated Roanoke Parkway, Section 30, Township 49 North, range 33 West, all in Kansas City, Jackson County, Missouri, more particularly described as follows: Commencing at the northeast corner of Lot 2, said Plaza West; thence South 2 degrees 24 minutes 33 seconds West, along the east line of said Lot 2, a distance of 139.06 feet; thence South 87 degrees 35 minutes 28 seconds East, along said east line, a distance of 12.00 feet; thence South 2 degrees 24 minutes 33 seconds West, along the east line of said Lots 2 and 3, a distance of 255.69 feet, to the southeast corner of said Lot 3; thence North 87 degrees 24 minutes 31 seconds West, along the south line of said Lot 3, a distance of 30.73 feet, to the southwest corner of said Lot 3; thence North 33 degrees 40 minutes 34 seconds West, along the west line of said Lots 2 and 3, a distance of 402.36 feet, to the westerly corner of said Lot 2; thence North 2 degrees 23 minutes 40 seconds East, along the West line of said Lot 2, a distance of 3.28 feet, to the northwest corner of said Lot 2; thence North 56 degrees 19 minutes 27 seconds East, along the north line of said Lot 2, a distance of 134.48 feet; thence South 87 degrees 35 minutes 28 seconds East, along said north line, a distance of 134.04 feet; thence South 42 degrees 35 minutes 28 seconds East, along said north line, a distance of 18.38 feet, to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall comply with Section 88-430-05-C of the Zoning and Development Code, and not cause any spillover light to exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way.

2. The developer shall relocate the existing sanitary sewers as necessary to avoid conflict with the new construction.
3. All proposed signage shall comply with Section 88-445. The developer shall not permit electronic, digital or motorized signage.
4. 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 a certificate of occupancy.
5. The buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of the International Building Code 2018 edition with respect to property lines and lot lines.
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.
7. 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.
8. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
9. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
10. The developer shall submit plans for grading, siltation, and erosion control to the 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. The developer shall submit a letter to the Land Development Division and Parks and Recreation from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies

sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

12. The developer shall 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.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
14. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
15. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department 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.
16. The developer shall 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 the developer shall be responsible for all costs associated with subordination activities now and in the future.
17. The developer shall integrate into the existing streetlight system any relocated streetlights 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.
18. 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 a 1.5 inch depth over the entire site to simulate natural runoff

conditions and reduce small storm discharge to the combined sewer system and 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.

19. The developer shall 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.
20. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
21. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1).
22. Fire Department connection buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department connection.
23. The building's Fire Department connection shall be immediately recognizable from the street or nearest point of Fire Department access.
24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
25. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
26. 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 a certificate of occupancy.
27. The developer shall comply with the parkway and boulevard standards as outlined in 88-323 of the Zoning and Development Code.

28. The developer shall revise fencing as proposed along Roanoke Parkway or seek approval of a variance from the Board of Zoning Adjustment.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
30. An engineer will need to perform a water flow and pressure analysis in the area of the development. This analysis will need to confirm the adequacy of the water distribution system for the new fire and domestic demands. If the existing system is inadequate the developer will be required to make all improvements necessary to deliver adequate flows and pressures.
31. The developer shall work with the Development Management Division staff to verify placement and design of water features and art pieces in the pedestrian plaza area south of the building and the developer shall secure approval of a minor site plan for such prior to a certificate of occupancy for the building.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220155

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00203

Brief Title

An ordinance to amend an approved Development Plan to develop a 16-story multi-unit residential development in the B4-5 district on about 1.5 acres generally located at 4600 Madison Ave. (CD-CPC-2021-00293)

Details

Location: Generally located 4600 Madison Ave.

Reason for Legislation: Amendments to approved Development Plans require City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- The applicant resolved outstanding corrections on 2/02/2022.
- The City Planning Commission (CPC) voted for the following changes. Within the January 4th CPC staff report,
 - Correction #1 was moved to a condition.
 - Correction #5 was moved to a condition.
 - Correction #13 was revised.
 - Correction #22 was removed.
 - Correction #33 was removed.

CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

Corrections

1. According to 88-430-05-C of the Zoning and Development Code, spillover light may not exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way measured at grade along the property line. The photometric plan should also show spillover light effects on the adjacent properties and public rights-of-way. If the above can't be met then a variance from the Board of Zoning Adjustment must be granted.

2. Please provide details on how parkland dedication standards of 88-408 are to be satisfied. If private open space is proposed, please note they will need to be platted into a private open space tract as part of the final plat. Interior amenities shall not be credited towards parkland dedication. "East Landscaping" shall not be credited towards parkland dedication.

3. The synchro files show the driveways as being two different roadways. Revise this to show the interaction of the two with the parking system (similar to the photo I had sent).

Positions/Recommendations

| | |
|--|--|
| Sponsors | Jeffrey Williams, AICP, Director Department of City Planning & Development |
| Programs, Departments, or Groups Affected | 4 th District (Shields, Bunch) |
| Applicants / Proponents | Applicant Ryan McNellis Polsinelli 900 W 48 th Place Kansas City, MO 64112 City Department City Planning & Development Other |
| Opponents | Groups or Individuals See staff report. Basis of Opposition See staff report. |
| Staff Recommendation | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against – |
| Board or Commission Recommendation | City Plan Commission (7-0) 01-18-2022 By Nay: Allender, Baker, Beasley, Crawl, Hill, Sadowski, Rojas <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass |

4. The synchro files show the driveways as being two different roadways. Revise this to show the interaction of the two with the parking system (similar to the photo I had sent).

5. Relocate sewers from under proposed building(s). City GIS data suggests sanitary sewer extends to northwest and through Lot 1 from the manhole labeled Top Sewer MH = 874.54 to adjacent property to the north. Design engineer needs to determine whether the line is serving north property and make accommodations to maintain service as necessary.

6. Show location of stormwater management facilities. Storm letter is not approved through this process; however, please note that post-development peak discharge cannot increase above pre-development peak.

Conditions

7. A signage plan has not been provided. All proposed signage shall comply with 88-445 and are subject to sign permits Electronic, digital, or motorized signate shall not be permitted.

8. 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.

9. Conditions identified in Ordinance No. 170405 remain applicable to the subject site/project.

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

11. 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

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| | |
| Policy or Program Change | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Operational Impact Assessment | |

Finances

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| Cost & Revenue Projections – Including Indirect Costs | |
| Financial Impact | |
| Funding Source(s) and | |

ensure local jurisdiction and/or minimum AASHTO

Continue from page 2

adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

12. 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.

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.

14. 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.

15. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

16. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

17. 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.

18. The developer must pay impact fees as required

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by Chapter 39 of the City's Code of ordinances as

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required by the Land Development Division.

19. 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.

20. 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.

21. 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.

22. The developer must dedicate additional right of way for Madison Avenue as required by the adopted Major Street Plan so as to provide a minimum of 30 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.

23. 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.

24. 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.

25. 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.

26. Hydrant Fire hydrant distribution shall follow IFC-2018

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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)

27. 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)

28. 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)

29. 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).

30. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

32. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards.

33. 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.

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.

35. The developer shall comply with the Parkway & Boulevard Standards as outlined in 88-323 of the Zoning and Development Code.

36. The developer shall revise fencing as proposed along

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Roanoke Parkway or seek approval of a variance from the Board of Zoning Adjustment.

Per 88-323-02-D; Any fencing that is visible from the boulevard or parkway shall be 80% transparent and constructed of high quality, permanent materials. Maximum height shall be 6 feet in the rear and 4 feet in the side. No fencing shall extend beyond the front building line. Fencing must be of steel, iron, concrete, stucco, stone brick or other acceptable material. Wood picket or stockade fencing is not permitted. Chain link fencing is not permitted, except for the enclosure of a public playfield or a school playfield.

37. 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> These regulations are established to provide for an orderly growth of the City's water system and to assure equitable treatment to all citizens. All those who have transactions with KC Water are urged to observe these regulations and to cooperate in their enforcement. Section 78.35 of the Code of General Ordinances, Kansas City, Missouri, grants the Director the authority to make and enforce these regulations. Water service lines shall only be installed in accordance with these regulations, and only by methods, and at times and under the circumstances described in these Regulations. Installations or arrangements other than those described in these regulations are not allowed.

38. The Madison Avenue Water Main is slated for replacement from 46th to 48th Streets by KC Water. This provides an opportunity for the developer to cost-share in the upsizing of this main to support the Water supply required for this project.

39. An engineer will need to perform a water flow and pressure analysis in the area of the development. This analysis will need to confirm the adequacy of the water distribution system for the new fire and domestic demands. If the existing system is inadequate the developer will be required to make all improvement necessary to deliver adequate flows and pressures.

40. Please provide a utility plan showing the size of the existing & proposed easements, water mains, domestic and fire service lines, kills and meter locations.

Fact Sheet Prepared By: **Date:** 02-15-2022

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Development Management

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