

An ordinance to approve a development plan for a 132 unit residential building with 2135 square feet of ground-level retail space in District DX-15 (Downtown Mixed Use) on about 0.24 acres generally located at southwest corner of 18th Street and Walnut Street.
(Case No. CD-CPC-2019-00124)

and more specifically described as follows:

MCGEES ADD S 34.5 FT LOT 454 & ALL LOT 455 7 E 1/2 VAC ALY W OF & ADJ
BLK 34

A legal notice of this matter was published on August 19, 2018, as required by law, and a public hearing was held by the City Plan Commission on September 3, 2019, in the Council Chambers on the 26th Floor of City Hall. The Commission recommended that this application be approved with the following conditions:

1. That the developer provides a letter, certified by a landscape architect licensed in the State of Missouri certifying that all landscaping required on the approved plan is installed and in healthy condition prior to Certificate of Occupancy.
2. That the developer obtains approval of a project plan from the City Plan Commission which details the proposed use of the right-of-way in service of the achieving the goal of activating the street. Submittal and approval of the plan, as well as construction of improvements proposed therein, is required prior to Certificate of Occupancy.

The following are recommended by John Hastings. For questions, contact John Hastings at (816) 513-4643 or John.Hastings@kcmo.org.

3. An operable fire hydrant shall be located with 100 feet of the building's Fire Department Connection (FDC). (IFC-2012: § 507.5.1.1)
4. The project shall meet high rise requirements to include a water supply source 1) from at least two (2) water mains located on different streets (IFC-2012: § 914.3.1.2)
5. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: § 507.1)

The following are recommended by Lucas Kaspar. For questions, contact Lucas Kaspar at 816-513-2558 or Lucas.Kaspar@kcmo.org.

6. 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.
7. The developer provide acceptable easement and secure permits to relocate 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.
8. 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 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.
9. 10. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
 10. 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.
 11. 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.
 12. The developer provide acceptable easement and secure permits to relocate 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.
 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.

The staff recommended approval.

The application was made by Kristine Sutherlin of Burns & McDonnell., 9400 Ward Parkway, Kansas City, MO 64114.