



CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

Project Name
Berkley Riverfront East

Docket #C2

Request
CLD-FnPlat-2021-00014
Final Plat

Applicant
Sam Sahlfeld
Olsson

Owner
City of Kansas City, Missouri

Location 1800 E Front Street
Area About 30 acres
Zoning MPD
Council District 4th
County Jackson
School District KCMO

Surrounding Land Uses
North: The Missouri River
South: KCS/IMRL Railroad, Zoned M1-5
East: Evergy Substation, Zoned M1-5
West: Interstate 29/35 (Bond Bridge)

KC Spirit Playbook Alignment
Not Applicable.

Land Use Plan
The Riverfront Industrial Area Plan recommends Commercial land use at this location. This proposal is consistent with the future land use plan.

Major Street Plan
The City's Major Street Plan identifies front street as a 4 through lane Thoroughfare at this location. Interstate 29/ 35 is classified as a freeway.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on April 27, 2021. Scheduling deviations have occurred. Plan was previously approved by the City Plan Commission on July 6, 2021. Due to staff error this case was not placed on the agenda of City Council. Due to Code requirements the CPC approval has lapsed and must be reapproved.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject property is Bally's Casino located at the northeast corner of E. Front Street and I-29/35. The site is bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west. The site is bisected by a stub of old Front Street which acts as the main access to the site. The eastern portion of the site adjacent to the bridge and freeway is currently a parking lot. The exiting casino has been renovated and has future approved plans for additional development on site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD on about 30 acres generally located at the northeast corner of East Front Street and Interstate 29/35, allowing for the creation of one lot.

CONTROLLING CASE

Case No. CD-CPC-2020-00196 – Ordinance 210569- On July 15, 2021 City Council approved a request to rezone from District M1-5 to District MPD to allow for renovation of the existing casino to a mixed use development that includes retail and hotel, on about 30 acres in an area generally located at the northeast corner of East Front Street and Interstate 29/35.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-ROW-2024-00005 - A request to approve a vacation of public right of way in District MPD (Master Planned Development) on about 80,783 SF generally located north of East Front Street at the vehicular entrance to Bally's Casino. This case is scheduled for the City Plan Commission on May 8, 2024.

Case No. CD-CPC-2021-00175 – Ordinance 220097 On February 3, 2022, City Council approved a Council Approved Signage Plan in District MPD to allow for a digital oversized monument sign pursuant to Section 88-445-11-E on about 30 acres generally located at the northeast corner of E. Front Street and I-29/35.

Case No. 12963-A-1 – 1800 E. Front Street – On January 9, 2018, the Board of Zoning Adjustment GRANTED a variance to the maximum allowed area of a monument sign for Variance Requests A and B and withdrew Variance Requests C and D in accordance with Exhibit 12.

Case No. 12963-A – 1800 E. Front Street - On June 10, 2003, the Board of Zoning Adjustment approved a variance to the required background of a roof sign and granted a variance to the maximum horizontal dimension of a roof sign in the amount of 24 feet, 6 inches, all to allow an existing roof sign with individual letters and no background to remain.

PLAT REVIEW

The request is to consider approval of a final plat in District MPD (Master Planned Development), creating one commercial lot to allow for renovation of the existing casino to a mixed-use development that includes retail and a hotel. The rezoning and preliminary MPD development plan was approved by City Council on July 15, 2021.

The plat proposes Lot 1 is to be about 28.54 acres and will retain the existing casino building, parking lot and future developments. Lot one has 1,200 feet of frontage along East Front Street, subject to the alignment of the new right of way. Building setbacks is shown in the amounts of 40 feet front yard setbacks along public right of way.

The preliminary plat shows the vacation of the realigned Front Street and the consolidation of the unplatted parcels that make up the 30-acre development site. The preliminary also established building setbacks and established a new street frontage along E. Front Street. The plan shows the realignment of the main access drive around the west property line allowing for the existing Front Street right of way to become a pedestrian plaza with direct access to the casino.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards	No		MPD Standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: May 01, 2024

Case Number: CLD-FnPlat-2021-00014

Project: Berkley Riverfront East

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2585 / stacey.lowe@kcmo.org with questions.

1. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
2. 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.
3. 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
4. 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.
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.
6. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. 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.
8. 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.
9. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
10. The developer must design and construct all interior public 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. 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.
12. 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.
13. The developer must petition for the vacation of East Front Street as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2585 / stacey.lowe@kcmo.org with questions.

14. 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.
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.

