



Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-8801

STAFF REPORT

August 07, 2018

(8)

RE: Case No. 8489-P-6

APPLICANT: Keith Sanders
KC Area Transportation Authority
1200 E. 18th St.
Kansas City, MO 64108

PROPERTY OWNER: Alphapointe Association for the Blind
7501 Prospect Avenue
Kansas City, MO 64132

AGENT: Michael Looney
Taliaferro & Browne, Inc.
1020 E. 8th St.
Kansas City, MO 64106

LOCATION: Generally located at the southeast corner of E. 75th St. and Prospect Avenue.

REQUESTS: To consider a major amendment to a previously approved development plan to allow for the development of a transit mobility hub.

AREA: About 1.8 acres

SURROUNDING LAND USE:

North	Commercial uses along Prospect (zoned B3-2), Residential uses (zoned R-5)
South	Commercial uses along Prospect (zoned M1-5), Residential uses (zoned R-6)
East	Bruce R Watkins Dr. Satchel Paige Elementary (zoned R-5) and Residential uses (zoned UR)
West	Commercial uses (Zoned B3-2)

LAND USE PLAN: The site is located within the Swope Area Plan which was adopted by Resolution No. 140770 on September 2, 2014. The future land use map recommendation for this location is "light industrial" which corresponds to the current zoning classification of M1 for this site.

EXISTING ZONING: M1-5

MAJOR STREET PLAN: Prospect Avenue is identified Thoroughfare and E. 75th Street is identified as a Local Link on the KCMO Major Street Plan

ARTERIAL STREET IMPACT FEE: Exempt

PREVIOUS CASES:

Case No. 8489-A – A request for a conditional use permit for go carts. Denied by the Board of Zoning Adjustment on April 28, 1981.

Case No. 8489-P-2 – Rezoned about 36 acres located between Prospect Avenue and Bruce R. Watkins Drive and 75th Street and 77th Street from District R-2a and District C-2 to District M-1-p, and approved a preliminary development plan for a 135,000 sq. ft. building for employee training, indoor storage, offices, and assembly for Alhappointe Associations for the Blind. (Ordinance 990351, passed April 8, 1999).

Case No. 8489-P-4 – To approve a final plan in District M-1-p (light industrial, limited district) for the Alhappointe Association for the Blind employee training, indoor storage, office and assembly facility.

EXISTING CONDITIONS:

The site is generally bound by Prospect Avenue on the west, E. 75th Street to the north, Bruce R. Watkins to the east, and E. 77th Street to the south. Surrounding uses include commercial to the west across Prospect Avenue zoned B3-2. Existing residential uses are located to the north (zoned R-5) with commercial uses along the Prospect corridor zoned B3-2. To the east is Bruce R. Watkins with Satchel Paige Elementary School (zoned R-5) and a townhome development zoned UR. To the south of the site are existing single family homes zoned R-6 with commercial uses along the Prospect corridor zoned M1-5.

The property is currently developed with Alhappointe Association for the Blind centrally located on the property with a KCMO Police Station at the southeast corner of the site. Existing access for Alhappointe is provided from drives extending from Prospect Avenue on the west and E. 75th Street to the north.



PLAN REVIEW:

The applicant is proposing to develop approximately 2 acres at the northwest corner of the site at the intersection of E. 75th Street and Prospect Avenue. The development will consist of a transit mobility hub for the Kansas City Area Transportation Authority.

The plans propose subdividing this portion of land separating it from the Alphapointe parcel creating parcels 1A (Alphapointe) and 1B (KCATA). Two new curb cuts are proposed off Prospect Avenue. One will be centrally located along the Prospect frontage and provide access to customer parking spaces (approximately 34 spaces). Additional access will branch off from the existing ingress/egress drive from E. 75th Street. The bus circulation will enter from E. 75th Street extending south and west and then exiting onto Prospect with 4 bus parking bays along this drive. This drive is for bus traffic only. Pedestrian circulation and sidewalks will remain along both street frontages with access connection from the parking lot to the hub area as well as another connection extending south and east near the intersection of 75th St and Prospect. A pedestrian crossing is proposed across the bus drive complete with a flashing system to provide access to the Alphapointe facility.

The plans propose a driver relief building along the 75th Street frontage that will be one story in height and approximately 1,655 sf in size. The building will provide supervisor offices, restroom facilities and a break area. The elevations will include primarily brick materials with a canopy at the southeast corner of the building. Staff has one concern as it relates to the north elevation of the proposed building. As this is a structure that will be right up at the street right-of-way, staff would like to increase the pedestrian comfort along this building frontage. Using recommendations of CPTED (Crime Prevention Through Environmental Design) staff would recommend the proposed windows along the north elevation be extended downward and enlarged.

That is the only structure proposed as part of this project. The land at the intersection is being staged for two future commercial sites, however none is proposed at this time. Staff recommends a project plan be submitted at the time the applicant is ready to proceed with development at the intersection.

Street trees are proposed along both street frontages with well designed interior landscaping throughout the site. The parking area along Prospect is adequately screen from the right-of-way and the site is designed to meet the intent of the landscaping requirements.

RECOMMENDATION:

City Planning and Development staff recommends approval of Case No. 8427-P-5 subject to the following conditions:

1. That the plan be revised as follows:
 - a. Provide details regarding dumpster enclosure and ensure standards of 88-425-08 are satisfied.
 - b. Correct sheet E500 which identifies misplaced street trees between parking lot and Prospect and around dumpster pad.
 - c. Correct sheet L100 which identifies misplaced landscaping at dumpster pad.
 - d. The applicant shall work with staff to further develop the north elevation of the proposed office structure.
 - e. Confirm proposed monument signage meets standards of 88-445 in terms of setback, size, etc.
 - f. Long term bicycle parking added to serve those cyclists who park their bicycles for long time periods.

Conditions per Development Management, City Planning and Development (Justin Peterson, justin.peterson@kcmo.org)

2. A project plan shall be submitted and approved by the City Plan Commission for future development phases at the intersection of 75th and Prospect.
3. Ground mounted utilities shall be screened by either wall or landscaping (88-425-08).
4. Dumpster enclosure shall comply with 88-425-08.
5. All proposed signage shall conform to 88-445.

6. All landscaping as shown on the approved plan, including trees, plant material must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri, prior to certificate of occupancy.

Conditions per Parks and Recreation Department (Jimmi Lossing, jimmi.lossing@kcmo.org)

7. The developer must submit a streetscape plan with street tree planting plan for approval and permitting by the Parks & Recreation Department prior to beginning work in the public right of way.

Conditions per Land Development Division, City Planning and Development (Lucas Kaspar, Lucas.Kaspar@kcmo.org)

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, Missouri, as amended, commonly known as the Development Regulations.
9. The developer shall submit a new, or update previously accepted Macro Storm Drainage Study from a Missouri-licensed civil engineer to the Land Development Division for the overall development in accordance with adopted standards to address development amendments or modified conveyance systems, etc., along with providing a detailed Micro study prior to final platting or issuance of a building permit (whichever occurs first), that is in general compliance with the Macro and adopted standards, including a BMP level of service analysis, and securing permits to construct any improvements as required by the Land Development Division.
10. The developer must dedicate additional right of way and provide easements for Prospect Ave. as required by the adopted Major Street Plan so as to provide a minimum of 50 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.
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
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 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.
14. 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 when applicable, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

16. The developer must integrate into the existing street light system when applicable 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.
17. 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.
18. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. 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.
20. 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.
21. 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.
22. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts if applicable as required by the Land Development Division, prior to recording the plat.
23. A cross access easement will be required from the adjacent property owner to access the site off of E. 75th Street using the private drive.

Conditions per Parks and Recreation Department (Jimmi Lossing, jimmi.lossing@kcmo.org)

24. The developer must submit a streetscape plan with street tree planting plan for approval and permitting by the Parks & Recreation Department prior to beginning work in the public right of way.

Conditions per Water Services (Nimesha Senanayake, Nimesha.Senanayake@kcmo.org)

25. Meter pit must be located outside of the building and on private property per KC water services Rules and Regulations.

26. New water and fire service lines should be connected to the distribution main along E. 75th St. and should meet current standards.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Peterson", with a long horizontal flourish extending to the right.

Justin Peterson
Planner

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