



City Planning & Development Department Development Management Division

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STAFF REPORT

March 04, 2020

RE: **CD-CPC-2019-00080 – Master Planned Development (MPD)
“District Row”**

APPLICANT: Karen Curls
1601 East 18th St, Suite 120
Kansas City, MO 64108

ENGINEER: Nevene Fanous
DuBois Consultants
5737 Swope Pkwy.
Kansas City, MO 64130

ARCHITECT: Angie Gaebler
1701 Oak St, Suite 100
Kansas City, MO 64108

PROPERTY OWNERS: Western Baptist Bible College of KCMO
2525 E 27th St
Kansas City, MO 64127, and

City of KC Park & Recreation Department
4600 E 63rd Trafficway
Kansas City, MO 64130

LOCATION: Located at 2119 Tracy Ave, or generally located at the northeast corner of Tracy Ave and E 22nd St.

AREA: Approximately 7.02 acres

REQUESTS: For a rezoning from Districts R-1.5 and M1-5 to District MPD with preliminary development plan a Master Planned Development area for “District Row” – consisting of 35 townhome dwelling units and the redevelopment of the “Western Bible College” historic building in to a mixed use education and office facility.

SURROUNDING LAND USE:

North: zoned M1-5 – industrial warehouse use
South: (across E 22nd St) zoned R-1.5 – Beacon Hill Overlook subdivision
West: (across Tracy Ave) zoned R-1.5, B3-2, and M1-5 – one single family home and undeveloped single family lots,

East: undeveloped commercial lot, and manufacturing use respectively
(across Dr. Martin Luther King Blvd (formerly Paseo) zoned UR – undeveloped parcels

LAND USE PLAN: The Greater Downtown Area Plan was adopted by City Council with Resolution No. 100049 on March 11, 2010. The future land use recommended for the property is Downtown Residential land use. The type of land use is primarily intended to accommodate residential development. This land use classification corresponds with DR zoning district.

MAJOR STREET PLAN: This project has a street side yard frontage on to E 22nd St and backs up to Martin Luther King Blvd (formerly Paseo)

- E 22nd St is listed as a 4 lane "Thoroughfare" in the City's Major Street Plan.
- Martin Luther King Blvd (formerly Paseo) is listed as an "Established Boulevard" City's Major Street Plan.

ARTERIAL STREET IMPACT FEE: Exempt, this project is not located within any Street Impact Fee Zone.

RELEVANT CASES: No other relevant case history. The northern 2 parcels were formerly designated as Tracy Park by the Parks and Recreation Department.

NEIGHBORHOOD & CIVIC ORGANIZATIONS NOTIFIED: No registered neighborhood or civic organizations in the area.

PUBLIC ENGAGEMENT: The application was submitted prior to the effective date of October 1, 2019 for the Public Engagement Ordinance.

EXISTING CONDITIONS:
The project site is comprised of 3 parcels. The southernmost parcel is home to the Western Baptist Bible College building, which has been at this location since the 1930s. The Administration building on the site was formerly the Gillis Orphans Home. This building remains on the property. The building which formerly houses the Armour Home for Aged Couples and then Young People's Department, was demolished in 2018. The administration building was built in 1899-1900 in the Georgian Revival style of architecture. The northern two parcels were previously designated as Tracy Park, and have since been transferred to the District Row applicant for redevelopment. All previously existing Parks and Recreation Department structures were removed in 2018.

PLAN REVIEW/ ANALYSIS:

SUMMARY:

The applicant is proposing a Rezoning with Preliminary Development Plan for a Master Planned Development area (MPD). The project would rezone the property Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing 1-5) to District MPD (Master Planned Development). The intent of the MPD district is to:

88-280-01 – PURPOSE [MASTER PLANNED DEVELOPMENT DISTRICT]

88-280-01-A. GENERAL

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS - Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.
2. TRADITIONAL URBAN DEVELOPMENT - Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.
3. MIXED-USE DEVELOPMENT - Developments that contains a complementary mix of residential and nonresidential uses.
4. MIXED HOUSING DEVELOPMENT - Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

The proposed development meets the intent of sub-point #3 for Mixed-Use with the redevelopment of the "Western Bible College" building for educational and office uses, and the construction of 35 townhome dwelling units in blocks of 5 attached units which generally surround the "Western Bible College" building on the north, west/front, and south sides of the property.

AREA PLAN ANALYSIS:

The Greater Downtown Area Plan was adopted by City Council with Resolution No. 100049 on March 11, 2010. The future land use recommended for the property is Downtown Residential land use. The type of land use is primarily intended to accommodate residential development. This land use classification corresponds with DR zoning district. The college redevelopment and residential land uses request complies with the land use recommendations from the Greater Downtown area plan. An area plan amendment is not required for this development.

TOWNHOME ARCHITECTURE:

Staff recommends wrapping the sides and rear elevations of the proposed townhomes in varying materials, colors, and roof pitch changes similar to the proposed front elevations. This is particularly important for the units that back on to E 22nd St.

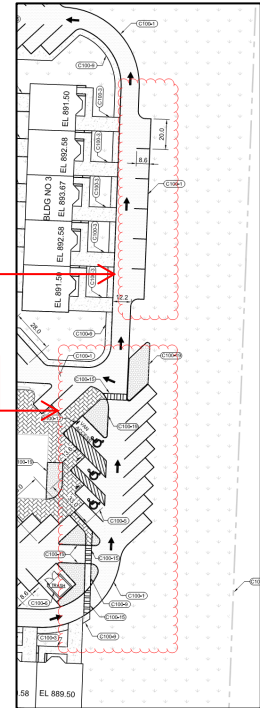
Architectural materials should complement the character of the existing building remaining on the property through use of high quality, durable materials. Refer to the KC Landmarks guidelines for a list of recommended materials.

BOULEVARD AND PARKWAY DESIGN STANDARDS:

The development backs up to Dr. Martin Luther King Blvd (formerly Paseo) which is designated as an "Established Boulevard". Therefore, the project is subject to Boulevard and Parkway Standards of Section 88-323 of the Zoning & Development Code.

Section 88-323-03-B.6 Vehicular Use Areas along a Boulevard

- Code: Section 88-323-03-B.6 states "No vehicular use areas may be located between the structure and the boulevard or parkway. Parking shall be located on the side or rear of the structure and set back a minimum of 10 feet from the front building line."
- Proposed: Currently the plan shows a vehicular use area to the east of the northern townhome area and east of the existing Western Bible College building.
- Staff Recommendation: Staff understands the need for the vehicular drive lines per fire code access to the structures and general traffic flow to the site. However, staff does not support the location of the parallel parking east of the townhomes or the angled parking east/behind the Western Bible College building. These should be relocated elsewhere on site and meet the intent of the Boulevard and Parkway Standards. **Update since CPC: the developer shall obtain a Variance from the BZA in order to allow any part of the vehicular use area adjacent to The Paseo.**

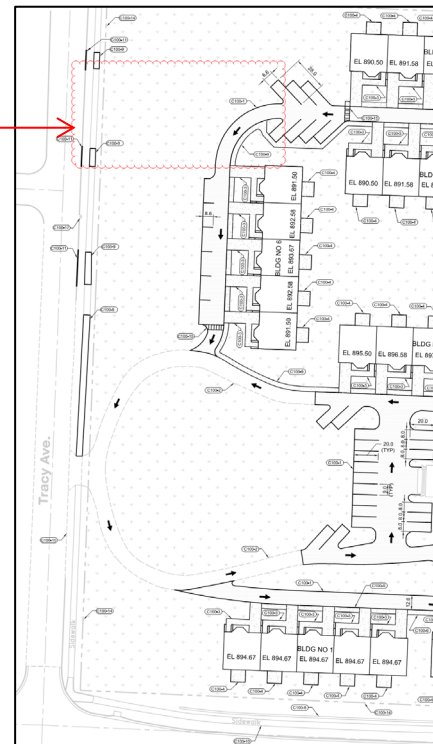


PARKLAND DEDICATION:

Section 88-408 of the Zoning and Development Code dictates all new residential developments a required to either dedicate public park space, private open space with amenities, or pay a fee in lieu of such dedications. The submitted plan does not demonstrate which options or combination of options will be used for the development. Based on the additional 35 townhome dwelling units at total of 0.42 acres dedicated (35 d/u x 2 people per unit x 0.006 multiplier = 0.42 acres).

ROAD CONNECTIVITY:

The site currently only has one vehicular access point on to Tracy Ave. This is the historic drive for the Western Bible College. However, given the proposed uses, the number of new dwelling units added, and the overall one-way traffic flow of the site; staff recommends adding an additional drive connection to Tracy Ave



generally from the northern edge of the property. **(A road connection has been added in the revised plans.)**

PEDESTRIAN CONNECTIVITY:

The development proposes a quality pedestrian access path and sidewalk to Dr. Martin Luther King Blvd (formerly Paseo). However, per section 88-450 of the City's Zoning and Development Code an additional pedestrian connection is required to connect the development to the existing public sidewalk along Tracy Ave. A connection to E 22nd St is neither required nor feasible due to the extensive retaining walls and grade changes from the site to the E 22nd St right-of-way.

SIGNAGE:

No specialized sign has been proposed with this Master Development Plan application. Therefore, the signage regulations of the City's Zoning & Development Code shall be used to evaluate future sign permits.

RECOMMENDATION:

The City Planning and Development Department staff recommends that **Case No. CD-CPC-2019-00215 (Master Planned Development)** be **approved** based on the application, plans, and documents with the following conditions:

City Planning & Development – Development Management Division

1. A Master Planned Development (MPD) Final Development Plans shall be submitted and reviewed by the City Plan Commission in accordance with Section 88-520-04-A for each phase of the development prior to the issuance of associated building permits.
2. At the time of MPD Final Plan, provide an MPD Statement of Intent (narrative or project outline) per Section 88-280-03. **(new since revised plans)**
3. At the time of MPD Final Plan, Add a table outlining the overall square footage of proposed building uses, number of living units, and associated parking space counts per Section 88-420 of the City's Zoning & Development Code. **(new since revised plans)**
4. If exterior lighting is proposed, the developer shall submit a photometric lighting plan with the Final MPD plan in compliance with Section 88-430. **(new since revised plans)**
5. Staff recommends adding an additional driveway connection to Tracy Ave. **Staff recommends this condition be amended as the revised plans now show this driveway to read as follows:** A pedestrian sidewalk connection to Tracy Ave shall be constructed.
6. Staff recommends a deviation to the Boulevard and Parkway Standards to allow for drive lanes only between the existing Western Bible College and proposed townhome and the Paseo. **Staff recommends this condition be amended as the revised plans now show this driveway to read as follows:** The applicant shall obtain a variance from the Board of Zoning Adjustment to the park Boulevard and Parkway Standards to allow for vehicular use area between the existing Western Bible College and proposed townhome and The Paseo.

7. The three existing parcels of land shall be either combined or redrawn per the subdivision design regulations of Sections 88-405, 88-535, and 88-555 as may be required. Lot line corrections shall be corrected prior to issuance of building permits relating to the proposed townhomes.
8. Add additional material breaks, colors, and roof pitch changes on the side and rear elevations of the townhomes similar to what is shown on the front elevation; especially those units backing on to E 22nd St.
9. Exterior building façade materials of the townhomes shall be brick, stucco, stone (or comparable materials) that follow the character and design of the Western Bible College building.
10. Signage shall comply with the sign regulations of the City's Zoning & Development Code.
11. All mechanical units, trash enclosures, etc shall be screened in accordance with Section 88-425-08.
12. Prior to issuance of a final certificate of occupancy, 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.
13. Prior to issuance of a final certificate of occupancy, a sealed letter by a licensed engineer shall be submitted, stating that photometrics on the site comply with the approved photometric plan. (section 88-403-06-C)

City Planning & Development – Land Development Division

14. 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.
15. 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.
16. 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.
17. The developer must dedicate additional right of way if necessary along E. 22nd Street as required by the adopted Major Street Plan and Chapter 88 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.

18. 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.
19. 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.
20. 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.
21. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
22. 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.
23. 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

Public Works Traffic

24. The northern driveway shall align its approach with the right-of-way of E 21st Street. **(new since revised plans)**

Water Services Department

25. Domestic water line must be brought in compliance with current KCMO Rules and Regulations for Water service lines.
26. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits.
27. At the time of MPD Final Plan, **(new since revised plans)**
 - a. Show and label the water line as a new private water line. Label the full flow fire meter, backflow preventer and private fire hydrants.

- b. Add a note that water mains will maintain min 10' clearance from the sanitary sewer mains.

Fire Department

28. Required fire department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. (IFC-2012: § 503.2.1)
29. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2012: § 507.5.1)
30. 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)
31. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2012: § 3310.1; NFPA 241-2009: § 7.5.5)
32. ~~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)~~ **(staff recommends this be removed as it is a duplicate of condition #30)**

Parks and Recreation

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 of Tracy Avenue.
34. At the time of Final MPD submittal add a Parkland Dedication table to the site plan per Section 88-408 of the Zoning and Development Code. **(new since revised plans)**
35. Provide the following language on the plat: PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$24,959.02 in lieu of required parkland dedicating for (# single family units, duplex units, multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code. Money in lieu of parkland for 2020 shall be based on the following formula: (35 multi-family units) X (2 persons per unit) X (0.006 acres per person) = 0.42 acres of parkland required X 2019 parkland fee of \$48,801.37 per acre = Fee in lieu of \$24,959.02.

Respectfully submitted,



Christopher Hughey, AICP
Lead Planner

ATTACHMENTS:

1. Docket Map (1 page)

2. Development Plans

- Architectural (23 sheets)
- Civil (36 sheets)
- Landscaping (3 sheets)