



CITY PLAN COMMISSION STAFF REPORT

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

September 21, 2021

Project Name

KC Outlook

Docket #7 Request

.1 - CD-CPC-2019-00055 - Rezoning with Plan.

.2 - CD-CPC-2019-00065 – PIEA General Development Plan.

Applicant

Faris Farassati/ Pamela Grego

Owner

KC Outlook-Troost LLC

Location	4504,4522-36 Troost
Area	About 1 acre
Zoning	B3-2
Council District	4 th
County	Jackson
School District	KCMO

Surrounding Land Uses

North: zoned B3-2, commercial building.

South: zoned B3-2, commercial building.

East: zoned B3-2, CVS & Christian Fellowship Baptist church.

West: zoned R-1.5, single family residences.

Major Street Plan

The City's Major Street Plan classified Troost Avenue as an Established Arterial with four through lanes.

Land Use Plan

The Midtown/ Plaza Area Plan adopted by Resolution No. 150899 on January 7, 2016, recommends Mixed Use Neighborhood land use for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Hyde Park Neighborhood Association and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on July 27, 2020, a summary of which is attached. The applicant recently had another public meeting to discuss the revised plan.

EXISTING CONDITIONS

The subject property is a combination of 5 parcels generally located at the southwest corner of E. 45th Street and Troost Avenue. The parcels are bisected by a recently redeveloped fire station (Firehouse Event Space) approved by the BZA in 2019. This development is divided into the north and the south buildings. The parcel to the north has an abandoned car wash and building.

NEARBY DEVELOPMENTS

There are existing commercial uses along the Troost Corridor, specifically a CVS store located at the northeast corner of Brush Creek Blvd. and Troost Avenue. There are existing single family residences on the west side along Harrison Street.

SUMMARY OF REQUEST

The applicant is seeking approval of a finding of blight and a PIEA General Development Plan as well as a rezoning from B3-2 to UR (Urban Redevelopment) to allow for 81-unit multi-family development within 2 buildings in two phases.

KEY POINTS

- This development is within the Troost Corridor Overlay District.
- The area is within the Brush Creek Corridor TIF district and the Troost Paseo Urban Renewal Plan Area.

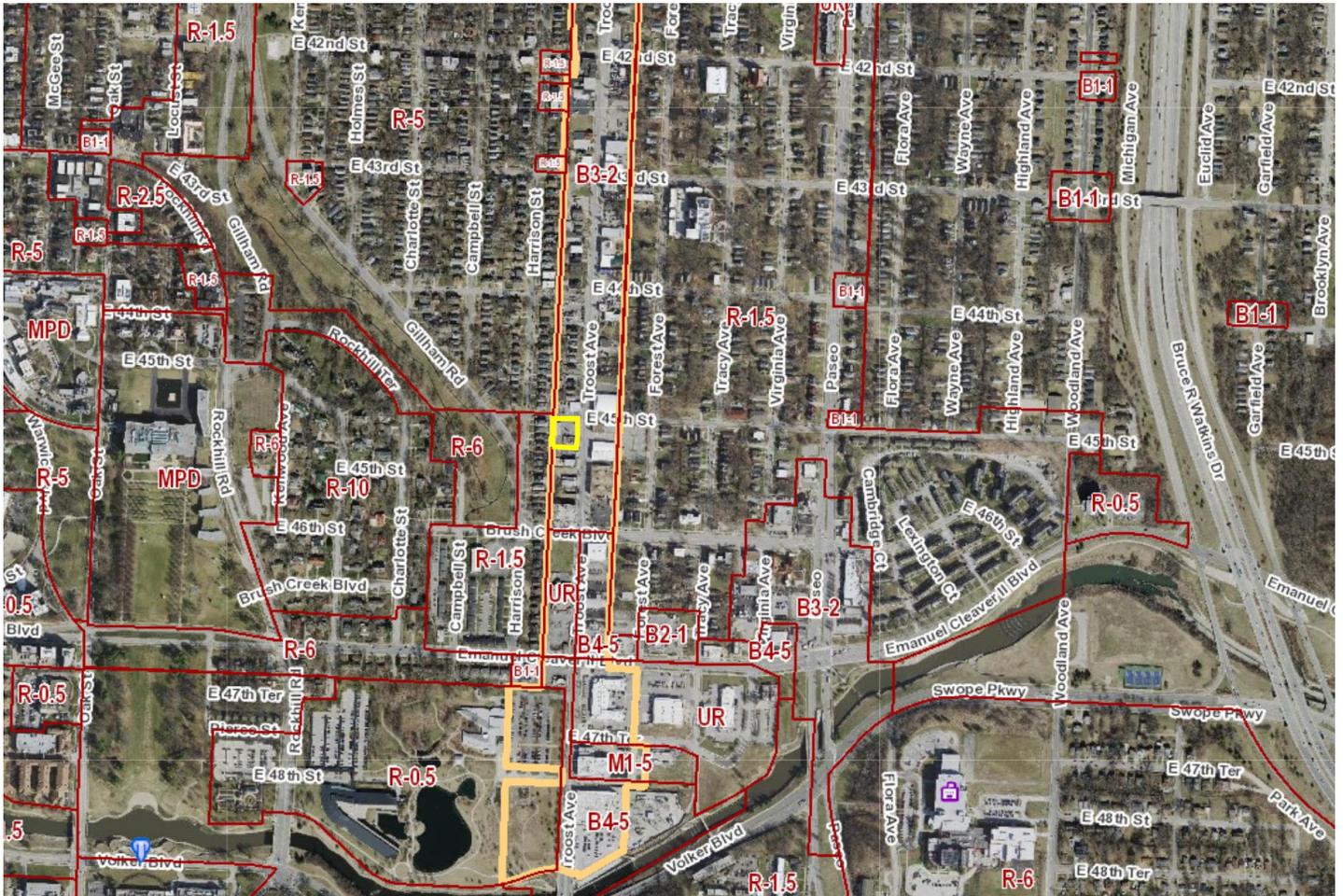
PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Recommendation

- .1 – Approval subject to conditions.
- .2 – Approval.

CONTROLLING CASE

There is no prior CPC case on this site.



PLAN REVIEW

The sites of this UR development plan are two noncontiguous parcels on the 4500 block of Troost Avenue. The parcels are one acre in size and generally located at the southwest corner of E. 45th Street and Troost Avenue. The project site is made up of 5 parcels of which about 3 has existing structures. This area is within the Brush Creek Corridor TIF district and the Troost Paseo Urban Renewal Plan Area. The existing structures are proposed to be demolished to allow for this development.

All abutting streets are improved with curbs, gutter and sidewalks, but are currently in a state of disrepair. Troost Avenue is classified by the Major Street Plan as an Established Arterial with four through lanes. The site is bordered on the north by commercial uses and single family homes, on west by existing single family homes. To the east is Christian Fellowship Baptist church and a CVS store. To the south is an existing three story building (Auto World).

These two companion cases are required because the subject parcels are zoned B3-2 (Community Business). The first case is a request to rezone the parcel to an Urban Redevelopment district that can accommodate the density and building type of the proposed use, and the second case is a request for approval of a PIEA general development plan that provides incentives and allows the proposed use to be established at this location.

Case No. CD-CPC-2019-00065 is a request to consider approval of the 45th and Troost PIEA General Development Plan, and declare the one acre area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

AREA PLAN:

The site is within the Midtown/ Plaza Area Plan which recommends Mixed Use Neighborhood land use for the subject property. The proposed development plan is in conformance with the Area Plan land use recommendation. This incentive plan also has an accompanying UR development plan as required by the zoning and development code.

INCENTIVE REQUEST:

The property owners may seek a tax abatement which provides for abatement for a period of time. Abatement for projects within the redevelopment area shall be subject to the provisions of Second Committee Substitute for Ordinance No. 160383, As Amended, and as may be further amended from time to time, which was adopted by the City Council on or about October 6, 2016. The real estate shall not receive greater than a seventy-five percent (75%) abatement of real property taxes for the first ten years and thirty-seven and one-half percent (37.5%) abatement for the following fifteen years.

Eminent Domain:

The PIEA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project or for its purposes under this law upon the adoption by the PIEA of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes.

The PIEA does not anticipate exercising the power of eminent domain within the Planning Area, except possibly to clear title, and will limit the use of eminent domain to five (5) years from the approval of the Plan. Should eminent domain be necessary to acquire real property in the future, the Plan shall be amended and such amendment shall be considered and approved by the PIEA and the City Council. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owners(s) and developer(s). Any use of eminent domain shall satisfy the requirements of Chapter 523, RSMo.

BLIGHT ANALYSIS:

City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Development Initiatives determines that the plan area is blighted.

Planned Industrial Expansion Authority Recommendation:

The Board of Commissioners of the Planned Industrial Expansion Authority (PIEA) of Kansas City, Missouri approving the Blight Study and General Development Plan for the 45th and Troost PIEA Redevelopment Area. Further, the Board recommended to the City Council that the Oak Park PIEA Area be designated by ordinance as blighted, insanitary or an undeveloped industrial area, as defined by RSMo sections 100.310(2), 100.310(11) and 100.310(18), and that the General Development Plan for the 45th and Troost PIEA Area be approved.

Case No. CD-CPC-2019-00055 is a request to consider rezoning the one-acre property from District B3-2 (Community Business) to District UR (Urban Redevelopment), to allow for 81 unit multi-family residential and about 30,000 square foot of office, retail/ commercial development within two buildings. The development is proposed in two phases and shows about 30 regular parking and 31 compact parking spaces. Phase I building is proposed in mid-block tucked between the Firehouse Event Space and the existing building. Phase II building is located at the intersection southwest corner of E. 45th Street and Troost. Both buildings are proposed to be 4 stories tall. The north building (phase II) will have about 36 units while the south building (phase I) will have 45 units. The plan also proposes long term and short term bicycle parking.

The submitted renderings show the building primarily of brick (two tones), with curtain wall glazing accented with recessed balconies. The plan also shows a gate at the main driveway. All parking for this development is in the rear as recommended by the Troost Overlay. Access to the south building is via a two-story drive on the south side of the building. This provides access to the parking lot from Troost Avenue. Access to the south building is via a driveway from E. 45th Street.

Because the subject property is within the South Hyde Park Historic District listed on the National Registry of Historic Places, staff recommends that the developer contact the City's Historic Preservation officer and receive approval from the Landmarks and Historic Preservation Commission prior to ordinance request.

Requested Deviations

The plan does not stipulate or request any deviation. Staff recommends that the plan be revised to include a deviation request from the 150 maximum building with stipulated by the Troost Corridor Overlay District for a "Flex Building".

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	YES		SEE ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES		REVIEW WITH FINAL UR PLAN
<i>Landscape and Screening Standards (88-425)</i>	YES		REVIEW WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		REVIEW WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		NONE PROVIDED
<i>Pedestrian Standards (88-450)</i>	YES		REVIEW WITH FINAL PLAN

PLAN ANALYSIS

Long Range Planning & Preservation Comments:

The Midtown Plaza Area Plan (MPAP) recommends Mixed Use Neighborhood land use at this location, but defers to the more specific recommendations of the Troost Emanuel Cleaver II Redevelopment Plan (this site is within Planning Area I, which has more specific planning recommendations). The proposed development is generally consistent with the land use recommendations of both the MPAP and the Troost Emanuel Cleaver II Redevelopment Plan. Although there are some discrepancies with the Troost Emanuel Cleaver II Redevelopment Plan which calls for a more limited range of "Live Work" uses on these site, but also envisions eventual use of the first floor of any new development here as retail (which would ultimately be mixed use similar to the MPAP land use recommendations). There are some other discrepancies about design guidelines, including building height, FAR and connection of the parking areas. The proposed building which is approximately 5 stories tall is higher than the recommended 2-3 stories in the Troost Emanuel Cleaver II Redevelopment Plan and has a higher than recommended FAR (1.2 recommended in Troost Emanuel Cleaver II Redevelopment Plan). The building height has been reduced from 5 stories to 4 stories to meet this recommendation.

Signage (88-445)

Staff recommends that a signage plan that meets the requirement of 88-445 in its entirety be submitted.

Section 88-517-09-D.

States that "If a use that would have required special use approval is approved on a development plan, no separate special use review will be required."

The proposed plan is generally consistent with the city's policies and the existing zoning. The current B3-2 zoning district allows for mixed-use buildings with a maximum floor area ratio of 2.2 and a height limit of 50 feet.

Rezoning Review Criteria (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

The proposed zoning is consistent with the Midtown/ Plaza Area Plan future land use recommendation.

88-515-08-B. zoning and use of nearby property;

Nearby properties are primarily commercially zoned, and there is a mix of commercial and residential (single family along Harrison Street) uses in the area. This redevelopment is planned to be mixed-use, which is compatible with the area as well as in conformance with the Midtown/Plaza Area Plan.

88-515-08-C. physical character of the area in which the subject property is located;

This is a fairly dense commercial area along the Troost corridor. The buildings along this area all maintain a zero-lot line and consist of multiple-story mix-use buildings.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning designation is B3-2 and the development could be done under the existing zoning.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The applicant proposes to demolish the existing structures.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties. The plan calls for the addition of 81 new residential units and about 30,000 square foot of retail commercial and office.

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application would not allow the developer to utilize the proposed PIEA tax incentives, limiting the ability of the developer to complete this project.

UR Development Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The plan, as proposed, complies with the applicable plans and policies including the Midtown/Plaza Area Plan.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

Properties along both sides of Troost Avenue are zoned B3-2 and within the Troost Corridor Overlay District. The proposed use is generally in consistency with the surrounding land use.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways. The proposed plan shows one vehicular access from Troost Avenue for Phase 1 and one from E. 45th Street for Phase 2.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site. The proposed plan indicates sidewalks will be constructed on both E. 45th Street and Troost Avenue. Staff recommends that adequate pedestrian access be clearly depicted on the face of the plan.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed. The requirement will be satisfied with requirements listed in the Conditions Report.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties. The proposed architectural characteristics are reflected in the elevation plan. The materials and color tones are reviewed by staff and are generally compatible with the MPAP and Troost Corridor Overlay District design guidelines.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan. A streetscape plan and landscape will be reviewed in greater details with the final UR plan prior to issuance of building permit.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements. The applicant is not proposing to increase the existing impervious area significantly.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property. This item is not applicable to the proposed plan.

The developer is required to submit a final UR plan to the Director of City Planning and Development for approval including building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for private open space tracts containing detention areas, pedestrian pathways, pool/ clubhouse, fencing, playground equipment, etc.; and building elevation and materials for the pool/ clubhouse. Phase 1 final UR plan will be approved by the Director of City Planning and Development prior to issuance of building permit.

Parkland Dedication

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 81 residential dwelling units are proposed. Pursuant to this section a total of 0.97 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

81 multi-family lots x 2 x 0.006 = 0.97 acres

1.296 acres x \$48,801.37 (2021 fee) = \$47,434.93

That the developer can either dedicate 0.97 acres of parkland or contribute \$47,434.93 in lieu of parkland dedication for the 81 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

PROFESSIONAL STAFF RECOMMENDATION

1.a - Staff recommends Approval without conditions.

1.b - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: August 13, 2021
Case Number: CD-CPC-2019-00055
Project: 45th & Troost Mixed Use

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Jamie Hickey at 816-513-8816 / Jamie.Hickey@kcmo.org with questions.

1. Provide an outdoor lighting plan conforming to 88-430. Revise Plans and Resubmit (4/14/2020)
2. Per the Troost Overlay, maximum building frontages on Troost is 150'; the southern building exceeds this maximum. A variance, reviewed by the Board of Zoning Adjustments, would be required to exceed this maximum. Separate variance application must be filed on CompassKC. Revise Plans and Resubmit (5/20/2020)
3. Provide detail on pedestrian crossing safety measures for crossing of parking entrance.

Include crosswalk demarkation including raised/stamped/colored concrete, use of other material, or the like to provide clear safe passage across. Revise Plans and Resubmit (5/20/2020)

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

4. Collate and bind all plan set into one and resubmit. Revise Plans and Resubmit (3/11/2021)
5. Show parking required and parking provided per 88-420 on the face of the plan. If waivers or deviation is been requested, it must be requested. Revise Plans and Resubmit (3/11/2021)
6. Revise plans to provide the following separate sheets; dimensional site plan (with zoning information per plan submittal checklist); existing conditions; grading plan; preliminary plat, utility plan; landscaping plan, lighting plan, signage plan, architectural elevations, color architectural elevations and renderings. The information on one plan sheet makes it difficult to read. Revise Plans and Resubmit (8/13/2021)
7. Show all chronological plan revision dates on the face of each plan sheet or the plan cover sheet. Revise Plans and Resubmit (8/13/2021)
8. Call out any request for waiver or deviation on the face of the plan. The south building still exceeds the 150' maximum building width. Revise Plans and Resubmit (8/13/2021)
9. Update the parking calculation to show the narrative provided with the revised plan on the face of the plan. Revise Plans and Resubmit (8/13/2021)
10. Clearly depict all POS tracts and amenities to be dedicated in lieu of parkland. Revise Plans and Resubmit (8/13/2021)
11. A signage plan for this development as required by Chapter 88-445-10 or statement on the face of the plan that development shall meet the requirement of 88-445 in its entirety. Revise Plans and Resubmit (8/13/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Jamie Hickey at 816-513-8816 / Jamie.Hickey@kcmo.org with questions.

12. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. (4/29/2019)
13. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to City Council consideration: (5/20/2020)
14. All signage shall comply with the Troost Overlay and be permitted separately. (5/20/2020)
15. Plans shall be submitted that show living ground cover within the 10' landscape buffer strip. (1/11/2021)
16. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (1/11/2021)

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

17. Wall fire rating and openings between existing building and phase one building shall be regulated per 602 and 705.8 of IBC 2012. (4/18/2019)

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at 816-513-2558 / Lucas.Kaspar@kcmo.org with questions.

18. 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. (4/25/2019)
19. 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. (4/25/2019)
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. (4/25/2019)
21. 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. (4/25/2019)
22. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (4/25/2019)
23. 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. This condition applies for situations where a detention facility serves a single lot. (4/25/2019)
24. 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. (4/25/2019)
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 (4/25/2019)

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at 816-513-2558 / Lucas.Kaspar@kcmo.org with questions.

26. 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, 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. (4/25/2019)
27. 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. This condition applies when a detention facility takes water from more than one lot and is required in that situation to be platted in a separate tract. (4/25/2019)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

28. That the developer contact the City's Historic Preservation officer and receive approval from the Landmarks and Historic Preservation Commission prior to ordinance request. (8/13/2021)

Condition(s) by City Planning and Development Department. Contact Zach Nelson at 816-513-8822 / Zachary.Nelson@kcmo.org with questions.

29. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to ordinance request:

Submit a revised landscape plan that is signed and sealed by a registered landscape architect in the State of Missouri. (9/03/2020)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

30. 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 Troost Ave & E. 45th St..

Forestry Division's Tree Planting Specs and Tree Species Diversity Requirements can be found at <https://kcparks.org/natural-resources-management/>. Contact Kevin LaPointe at 816-513-7776 or Kevin.LaPointe@kcmo.org. (5/08/2020)

31. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or Dedicate Acreage of Private Open Space for Parkland Purpose as identified in 88-408. Money in lieu of parkland for 2020 shall be based on the following formula: (# of units) X (2.0 persons per unit) X (0.006 acres per person)=acres of parkland required X 2020 parkland fee per acre (\$48,801.37) = Fee. Money in lieu shall be paid prior to Certificate of Occupancy. (5/08/2020)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

32. Follow the KCMO Rules and Regulations for domestic water and fire service lines. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>) (12/28/2020)
33. 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. Depending on adequacy of the existing water mains systems, making other improvements may be required.
Note: Please date uploads and include version numbers as required by CompassKC. This allows for a smooth review flow (12/28/2020)

Meeting Sign-In Sheet

Project Name and Address

45th & Troost Mixed Use Project / KC Outlook (CD-CPC-2019-00055)

4504, 4522-4536 Troost Avenue

Name	Address	Phone	Email
Patrick Sterrett	3946 Springfield St Kansas City, KS 66103	(816) 686-9559	psterrett@sterretturban.com
Jim Scott	5050 Main St, #617 Kansas City, MO 64112	(816) 822-8000	jscott@scottassociateskc.com
Angela Splittgerber	3341 Campbell St Kansas City, MO 64109		
Erik Olsen	4509 Gillham Rd Kansas City, MO 64109		
Vickie Tucker	3532 Paseo Blvd Kansas City, MO 64109		
Stacy Johnson-Cosby & DeWayne Cosby	4501 Gillham Rd Kansas City, MO 64109		
LaVonne Meyer	4535 Gillham Rd Kansas City, MO 64109		
Shanna Gonsoulin	4513 Gillham Rd Kansas City, MO 64109		
Jim Wanser	612 Brush Creek Blvd Kansas City, MO 64110		



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # 45th & Troost Mixed Use Project / KC Outlook (CD-CPC-2019-00055)

Meeting Date: September 9, 2021

Meeting Location: Zoom Meeting

Meeting Time (include start and end time): 6:00pm - 6:50pm

Additional Comments (optional):

The development team presented a drawing of the west building elevation and discussed color, building materials, lack of balconies, and entrances on both the east and west sides of the building. Discussion of the meeting participants included the Troost frontage of the south building, parking requirements of the north building, and if it was possible for the north building to be 100% multifamily residential. The development team will check with the developer. The meeting participants would like another meeting with the developer before the next CPC meeting to discuss the north building as 100% multifamily residential.

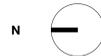
NOT FOR CONSTRUCTION
consultant



Troost Ave. Elevation



West Elevation



KC Outlook
 4504 & 4522-4536 Troost Ave
 Kansas City, MO 64110
 Developer - The KC Outlook Company
 Development Consultant - Sterrett Urban

All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

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Revisions

Date: 9/7/2021

Sheet Name
 ELEVATIONS

KC Outlook – Distance from 4504 Troost Avenue to Nearest Rapid Transit Stop

The screenshot shows the 'maps.kcmo.org/apps/parcelviewer/' interface. The main map area displays an aerial view of a residential neighborhood with blue-outlined parcels. A red line is drawn on Troost Avenue, connecting the southeast corner of the parcel at 4504 Troost Avenue to the southeast corner of the parcel at 4630 Troost Avenue. A white callout box with a red border points to this line, containing the text: "Distance from SE corner of 4504 Troost to nearest BRT stop located at SE corner of 4630 Troost: 1,007.7 feet".

On the left side of the interface, there is a 'Measure' tool section. It includes a 'Feet' unit selector, a 'Measurement Result' field showing '1,007.7 Feet', and buttons for 'Clear Results' and 'Stop Measuring'. Below this are search fields for 'Name', 'City PIN', 'County APN', and 'Subdivision', each with a 'Go' button. There is also a 'Landmark Search' section with dropdown menus for 'Category', 'Type', and 'Landmark'. At the bottom left, there are 'Street Intersections' and 'Streetlight' search fields, each with a 'Go' button.

The top of the interface features a search bar labeled 'Enter Street Address', a 'Help/Feedback' link, and a navigation menu with options for 'Projects', 'Platting', 'Layers', 'Basemap', and 'Map Tip'. The map itself is labeled with various streets including Rockhill Ter, Gilham Rd, Harrison St, Troost Ave, Forest Ave, Tracy Ave, Virginia Ave, and Paseo.

NOT FOR CONSTRUCTION
consultant

The KC Outlook
DEVELOPMENT SUMMARY TABLE

	Phase One	Phase Two
a. Existing Zoning:	B3-2	B3-2
b. Total Land Area:	26,631.75 sf 0.61 ac	20,519.70 sf 0.47 ac
c. Proposed Use or Uses of Each Building & Structure	Multifamily Residential Office (<10,000 sf) Restaurant (<2,000 sf) Retail (<4,000 sf)	Multifamily Residential Office (<10,000 sf) Restaurant (<2,000 sf) Retail (<4,000 sf)
d. Height above grade of buildings and structures and number of stories of each building	50' / 4 stories	50' / 4 stories
e. Gross floor area per floor and total for each building	1 st 9,345 sf 2 nd 11,528 sf 3 rd 11,528 sf 4 th 11,528 sf Total 43,929 sf	1 st 9,456 sf 2 nd 9,456 sf 3 rd 9,456 sf 4 th 9,456 sf Total 37,824 sf
f. Residential Building Type:	Mixed-use Building (Multi-unit residential above commercial)	Mixed-use Building (Multi-unit residential above commercial)
Total No. of Dwelling Units:	45	36
Gross Density:	73.8 units/acre	76.6 units/acre
Net Density:	73.8 units/acre	76.6 units/acre
g. Building Coverage:	43.3%	46.1%
FAR:	1.65	1.84
h. Parking Required:	Office (<10,000 sf): 0 Restaurant (<2,000 sf): 0 Retail (<4,000 sf): 0 Multifamily: 0.5/unit	Office (<10,000 sf): 0 Restaurant (<2,000 sf): 0 Retail (<4,000 sf): 0 Multifamily: 0.5/unit
Proposed:	Office: 0 Restaurant: 0 Retail: 0 Multifamily: 0.67/unit	Office: 0 Restaurant: 0 Retail: 0 Multifamily: 0.69/unit

The KC Outlook
DEVELOPMENT SUMMARY TABLE (cont'L)

	Phase One	Phase Two
i. Bicycle Parking Short-Term Required:	Greater of 3 or 10% of off-street parking spaces 3	3
Proposed:	3	3
Long-Term Required:	Multifamily > 12 dwelling units: 1/3 dwelling units Office: 1+1/10,000 sf Restaurant: 1+1/5,000 sf Retail: 1+1/10,000 sf	18 18 18
Proposed:	21	21

Planting Legend

Trees	Shrubs and Grasses
Shantung Maple (Acer truncatum)	Oakleaf Hydrangea (Hydrangea quercifolia)
Ostrya virginiana (Eastern Hop Hornbeam)	Japanese Forest Grass (Hakonechloa macra 'Aureola')
Ivory Silk Japanese Tree Lilac (Syringa reticulata 'Ivory Silk')	Turf Grass

KCMO Landscape Ordinance

Planting Type	Size Requirement	Quantity Required	Quantity Provided	Calculation	Proposed Design Intent Species
Street Trees	2.5" caliper	12	16	1 tree per 30 linear feet of street frontage	Shantung Maple (Acer truncatum)
Interior Landscaping of Vehicular Areas (Phase 1) - Trees	2.5" caliper	6	6	1 tree per 5 spaces	Ostrya virginiana (Eastern Hop Hornbeam)
Interior Landscaping of Vehicular Areas (Phase 2) - Trees	2.5" caliper	5	5	1 tree per 5 spaces	Ivory Silk Japanese Tree Lilac (Syringa reticulata 'Ivory Silk')
General Landscape	5 gal.	N/A	12	N/A	Oakleaf Hydrangea (Hydrangea quercifolia)
General Landscape	N/A	N/A	N/A	N/A	Japanese Forest Grass (Hakonechloa macra 'Aureola')

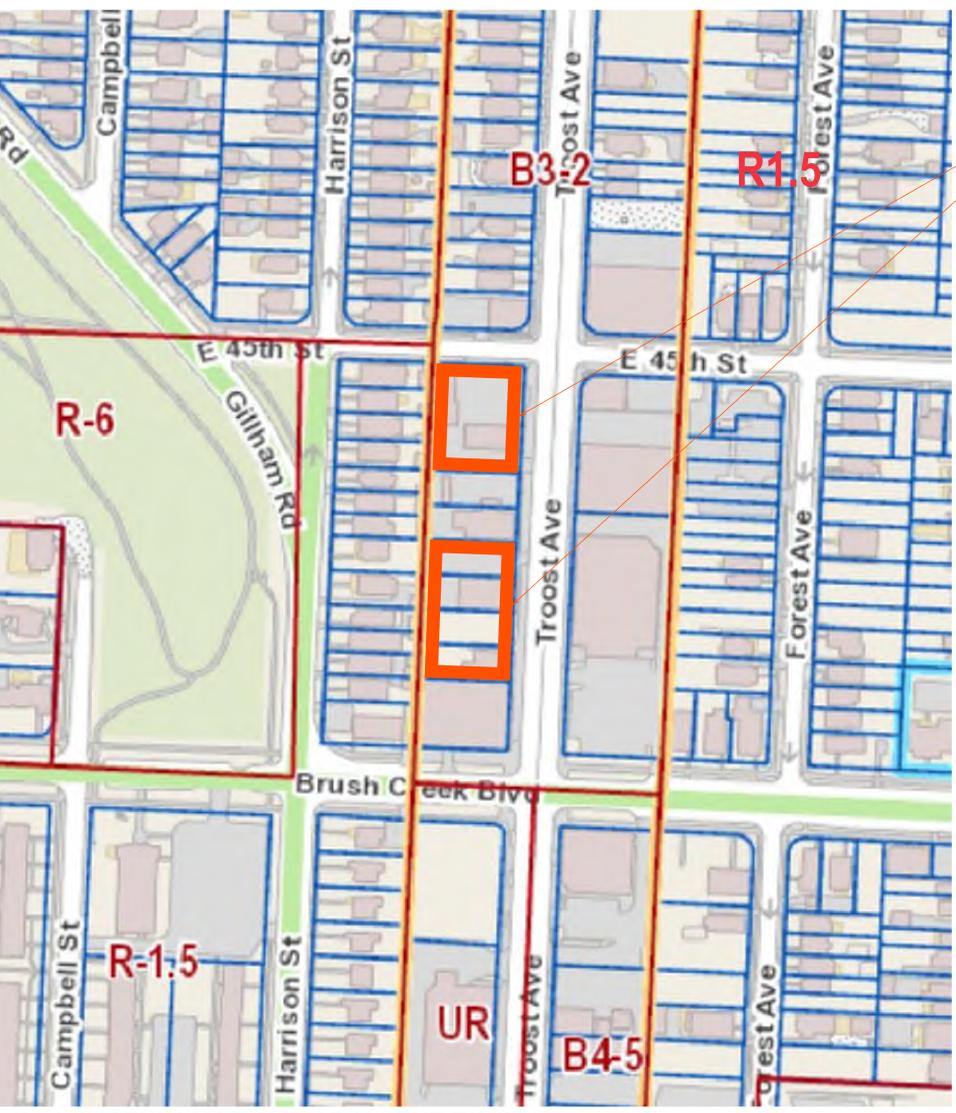
LEGAL DESCRIPTION

Phase One
4522 TROOST / LOT 6 BLK 1 LANSDOWNE ADDITION
4524 TROOST / LOT 7 BLK 1 LANSDOWNE ADDITION
4528 TROOST / LOT 8 BLK 1 LANSDOWNE ADDITION
4536 TROOST / LOT 9 BLK 1 LANSDOWNE

Phase Two
4504 TROOST / LOTS 1 THRU 3 BLK 1 LANSDOWNE ADDITION

7/9/2021 4:25 PM

1



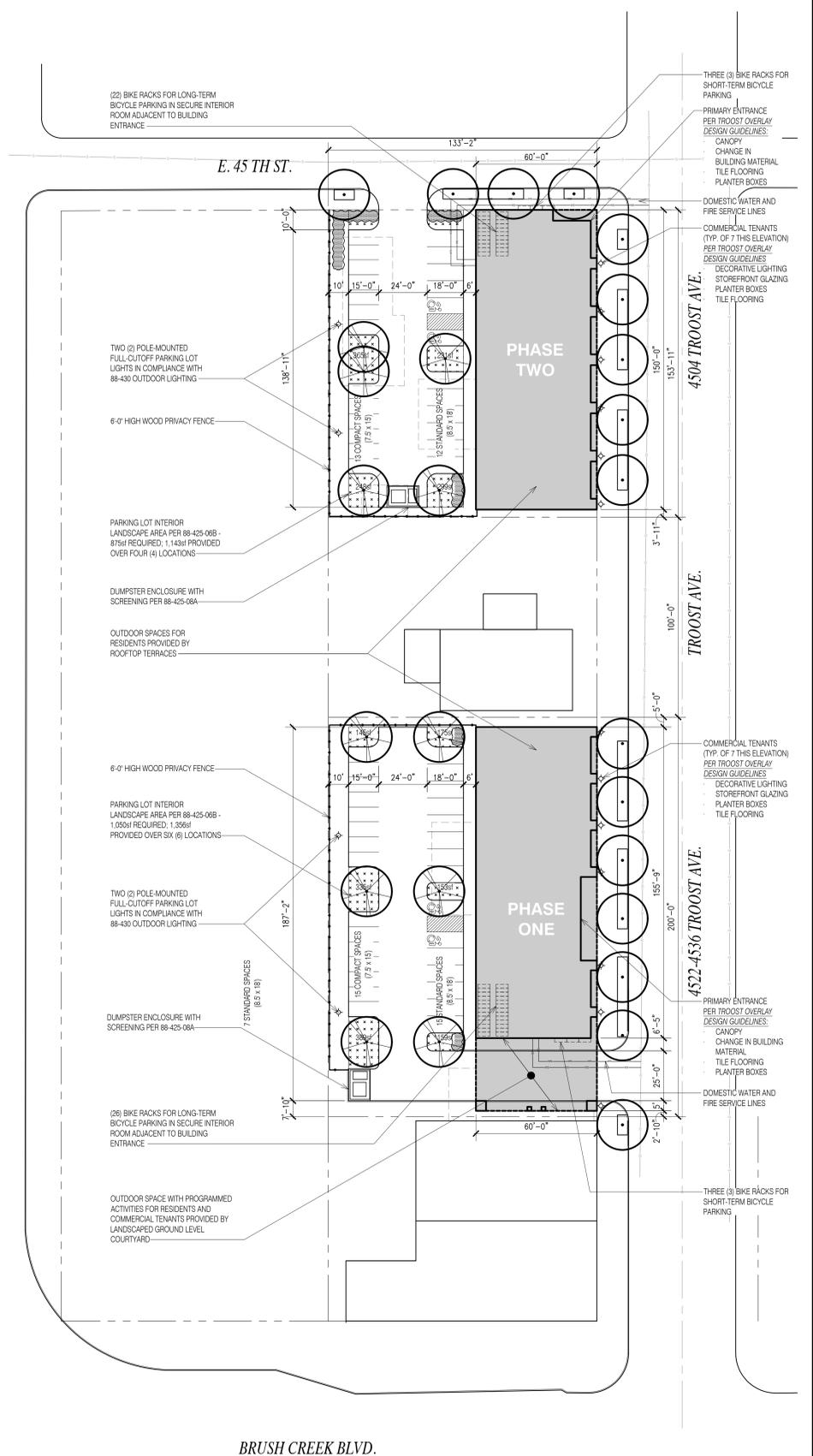
2 LOCATION MAP AND ADJACENT ZONING
SCALE: 1"=100'-0"



PROJECT SITE



1 DEVELOPMENT SITE PLAN
SCALE: 1"=30'-0"



KC Outlook
4504 & 4522-4536 Troost Ave
Kansas City, MO 64110
Developer - The KC Outlook Company
Development Consultant - Sterrett Urban

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Revisions

Date: 7/22/2021
Sheet Name
PLANS

NOT FOR CONSTRUCTION
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North Building
Troost Ave. Elevation

Brick 1
Brick 2

- Commercial tenant entrances**
per Troost Overlay Design Guidelines
- Decorative lighting
 - Storefront glazing
 - Planter boxes
 - Tile flooring

- Primary entrance**
per Troost Overlay Design Guidelines
- Canopy
 - Recessed wall
 - Change in building material
 - Tile flooring
 - Planter boxes

South Building

North Building



Troost Ave. Elevation



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Sheet Name
ELEVATIONS

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consultant



South Building
Troost Ave. Elevation

Brick 1

Brick 2

- Primary entrance**
per Troost Overlay Design Guidelines
- Canopy
 - Recessed wall
 - Change in building material
 - Tile flooring
 - Planter boxes

Rooftop Terrace

Balconies (one per residential unit)

RESIDENTIAL

COMMERCIAL

- Commercial tenant entrances**
per Troost Overlay Design Guidelines
- Decorative lighting
 - Storefront glazing
 - Planter boxes
 - Tile flooring

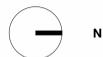
Storefront/curtain wall glazing



South Building

North Building

Troost Ave. Elevation



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