



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, October 19, 2022

1:30 PM

26th Floor, Council Chamber

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

City Plan Commission

220915

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan in District B2-2 on about 4 acres generally located in the Bristol Commercial area at the northwest corner of N.W. Shoal Creek Parkway and Highway 169 to allow for construction of two multi-unit residential buildings containing 112 units. (CD-CPC-2022-00150)

Attachments: [06_CD-CPC-2022-00150_StaffReport_Bristol_South_Apartments](#)
[10-4_CPC_PPT_Bristol_Apartments](#)
[BRISTOL_SOUTH_APARTMENTS_9-16-2022_\(compass_Resubmittal\)_v1](#)
[CPC_Dispo_Letter](#)
[Fact_Sheet](#)
[Bristol_South_Investments_-_PowerPoint_-_NPD_10.19.22_\(972340xA006D\)](#)

HELD IN COMMITTEE

- [220612](#) Amending Chapter 18, Code of Ordinances, by repealing Sections 18-10, Unsafe structures and equipment, 18-20, Fees, and 18-21, Inspections, and enacting in lieu thereof new sections of like number and subject matter to update the City's periodic building inspection protocols and conduct a one-time inspection of the structural adequacy of each building within the City greater than four stories in height as defined by the current building code and built prior to 1950.

Attachments: [fact sheet](#)

- [220722](#) Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because the developer no longer has access to public water mains. (CD-CPC-2018-00229)

Attachments: [CD-CPC-2018-00229 Fact Sheet 2022](#)

Bough, Shields and Bunch

- [220729](#) Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

Attachments: [No Fact Sheet](#)
[220729com](#)

Parks-Shaw, Bough, Ellington and Fowler

- [220867](#) Sponsor(s): Councilmember Parks-Shaw, Fowler and Bough

Establishing a Kansas City, Missouri Community Land Trust non-profit organization; authorizing the filing of Articles of Incorporation with the Missouri Secretary of State; and appointing a Board of Directors of the Kansas City, Missouri Community Land Trust.

Attachments: [No Fact Sheet](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The City Clerk's Office now has equipment for the hearing impaired for every meeting. To check out the equipment, please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary, and she / He will give you the equipment. The City Clerk's Office will return your license upon returning the equipment.

Adjournment



File #: 220915

ORDINANCE NO. 220915

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan in District B2-2 on about 4 acres generally located in the Bristol Commercial area at the northwest corner of N.W. Shoal Creek Parkway and Highway 169 to allow for construction of two multi-unit residential buildings containing 112 units. (CD-CPC-2022-00150)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) on about 4 acres generally located in the Bristol Commercial area at the northwest corner of N.W. Shoal Creek Parkway and Highway 169, and more specifically described as follows:

Lot 2, Bristol 2nd Plat, a subdivision in Kansas City, Clay County, Missouri

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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 prior to a certificate of occupancy.
4. All roof and ground mounted mechanical and utility equipment shall be screened in accordance with Section 88-425-08.
5. The developer shall receive approval of a minor subdivision lot line adjustment, prior to a building permit, to ensure all lots in the development area are served properly by public utilities

6. The developer shall 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 a 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.
7. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
8. The developer shall submit plans for grading, siltation, and erosion control to the 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.
9. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
10. The developer shall provide acceptable easements and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
11. The developer shall 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.
12. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018§ 507.1)
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

14. Fire hydrant distribution shall follow IFC-2018, Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018)
15. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
17. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018:§ D104.1)
18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to a certificate of occupancy. If any private open space is to serve in satisfying the parkland requirements, said space shall be platted into a private open space tract(s).
19. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
20. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
21. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Associate City Attorney



CITY PLAN COMMISSION STAFF REPORT

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

October 4, 2022

Project Name
Bristol South Apartments

Docket #6

Request
CD-CPC-2022-00150
Development Plan (Residential)

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave, Kansas City, MO
64111

Owner
Brian Mertz
Bristol South Investments LLC
7607 NW John Anders Rd, Kansas City,
MO 64152

Location Approx. 10899 N
 Summit St
Area About 4.14 acres
Zoning B2-2
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses
North: Residential uses, zoned R-6
South: Residential uses, zoned R-80
East: Off-Ramp, HWY 169, zoned B2-2
West: Residential uses, zoned R-6/R-1.5

Major Street Plan
N 108th St (NW Shoal Creek Pkwy) is identified on the City's Major Street Plan as an Established Parkway.

Land Use Plan
The Gashland/Nashua Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 8/11/2022. No Scheduling deviations from 2022 Cycle S have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Bristol Park Homes Association is connected to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 9/15/22. A summary of the meeting is attached to the staff report.

EXISTING CONDITIONS

The subject site is an undeveloped parcel in a development plan area at the northwest corner of N 108th St (NW Shoal Creek Pkwy) and Hwy 169. The site is accessible from existing private drives to the south off of N 108th St (NW Shoal Creek Pkwy) and to the west off of N Summit St. The site is served by existing utilities.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169

CONTROLLING + RELATED CASES

Controlling Case

Case No. 10876-CP-3 – Ordinance No. 001501 – A request to rezone from Districts R1b (One-family dwelling district) and CP2 (Local planned business centers) to District CP2 and approve a development plan for construction of 65,360 sq. ft. of retail and commercial space. **Approved 2/17/2001**

Related Cases

Case No. CD-CPC-2021-00178 - A request to approve a Project Plan for Bristol South Gasoline and Fuel Sales on Lot 1 of Bristol Plaza on about 1.8 acres generally located at the northwest corner of NW 108th Street (Shoal Creek Pkwy) and HWY 169. **Approved 11/17/2021**

Case No. CD-AA-2022-00098 - A request to approve a minor amendment to an approved development plan for Lot 3 and Lot 4 at Bristol South Center District on about 10 acres generally located at the northeast corner of NW Shoal Creek Pkwy and N Summit St. **Approved 5/25/2022**

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Approval Subject to Conditions

PLAN REVIEW

The proposed development on the subject site includes two multi-unit residential buildings for a total footprint of 49,681 square feet and 112 rental units. The plans indicate the buildings will be 3 stories at 42 feet tall. Between the two proposed buildings, there is a proposed amenity space to include a pool for residents. Parking for the residential units is a total of 168 spaces. Seventeen short-term bicycle parking spaces are provided, and long-term bicycle parking will be provided in each individual unit.

Vehicular circulation around the site will come from private drives to the south and west of the subject site. The south private drive connects to NW Shoal Creek Pkwy and the western private drive connects to N Summit St. Proposed pedestrian connection will come from adjacent sidewalks to the south and east of the site. Sidewalks will extend along the sides of the parking area to connect to the entry points of the buildings. Additionally, a pedestrian connection will be provided through the center of the parking area and will include crosswalks in the vehicular use areas.

A variety of species area proposed for landscaping around the site. Landscaping is shown on the plans in the parking lot, around the parking lot as a buffer for headlights, and round the edge of the subject property to buffer from adjacent residences and Highway ramps. Some species proposed include American Basswood, Norway Spruce, Oklahoma Redbud, Red Oak, Viburnum, and Ninebark.

Architectural materials shown on the plans include board and batten, stone veneer, lap siding, and cedar. Stone veneer will cover most of the first floor, and used for additional accenting and articulation.

PLAN ANALYSIS

Commercial (88-120), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	Subject to condition of platting
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards	Yes	Yes	Subject to conditions

(88-425)			
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed plan and use comply with the applicable sections of the Zoning and Development Code as well as the Gashland/Nashua Area Plan.

B. The proposed use must be allowed in the district in which it is located;

Residential uses are permitted in the B2-2 zoning district.

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;

Proposed vehicular circulation to, and around the site will provide for safe, efficient, and convenience. There are two access points to the parking lot, one from the western private drive, and another from the southern private drive to the southeast corner of the subject site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

Pedestrian sidewalks are provided around the perimeter of the parking area leading to multiple building entrances. The eastern sidewalk will connect to the southern parcel, which is approved for a new gas station and convenience store. The western sidewalk will provide connection to an existing commercial building to the west, as well as two new commercial buildings to be constructed on the southwest parcel of the development area. Bike racks are provided on at the central entrances to both buildings.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Adequate utilities are available to serve the subject site.

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 elevations provided to staff show high-quality building materials such as stone veneer, board and batten, and lap siding. The quality of materials is consistent with the residential neighborhood to the north, and the commercial buildings within the development area. Variety of materials, varying roof lines, and recessed balcony areas contribute to enhanced articulation.

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.

Trees are proposed around the edges of the property to help buffer the buildings from the residences to the north, commercial uses to the west, and the HWY 169 ramp to the east. Additional trees are shown to buffer the amenity space from residences to the north. No street trees are required, as the majority of

the subject property does not abut public right of way. Per staff's request, the applicant provided additional landscaping around the perimeter of the parking area to buffer headlights that may shine into ground-floor units.

- 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 plans do not indicate the total impervious surface of the development, but it is typical for commercial development to exceed 50 percent of impervious surface due to the size of buildings and vehicular use area needed. The buildings will cover approximately 27 percent of the site.

- 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.**

Aerial maps show there are no trees on this site as the entire development area looks like it was cleared not long after the development plan was approved in 2001.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: September 29, 2022

Case Number: CD-CPC-2022-00150

Project: Bristol South Apartments

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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 prior to Certificate of Occupancy.
4. All roof and ground mounted mechanical and utility equipment shall be screened in accordance with Section 88-425-08

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

5. 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.
6. 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.
7. That the east half of N Summit Street shall be improved to current standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
8. 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.
9. 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.
10. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks and required ADA ramps along the platted frontage on the East side of N Summit Street, and to a tie-in point with the existing sidewalks.
11. 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.
12. 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 as may be required.
13. The developer provide acceptable easement and secure permits to relocated 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

14. 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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018

18. • a Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
20. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
 - Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

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

21. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy. If any private open space is to serve in satisfying the parkland requirements, said space shall be platted into a private open space tract(s).

Condition(s) by Water Services Department. Contact Gabriela Schannuth at (816) 513-0449 / Gabriela.Schannuth@kcmo.org with questions.

22. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

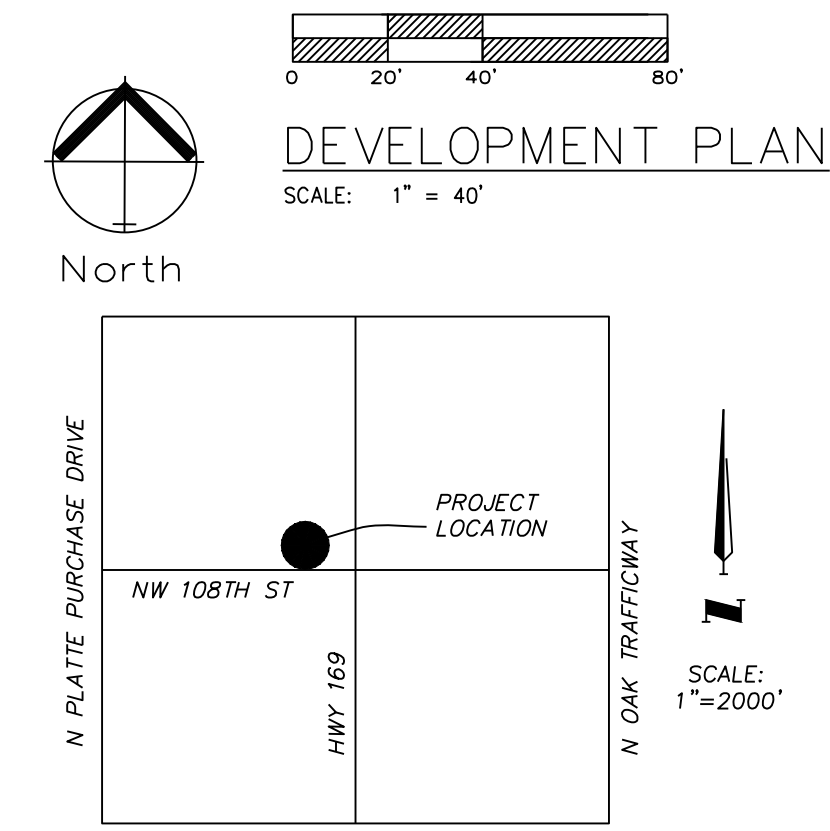
23. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
24. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296
26. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

DEVELOPMENT PLAN

BRISTOL SOUTH APARTMENTS

B2-2

City Kansas City, Clay County, Missouri



VICINITY MAP
SEC. 26 & 27-52-33

OWNER:
BRISTOL SOUTH INVESTMENTS LLC
CONTACT NAME: BRIAN MERTZ
EMAIL: BMERTZ@BSC.RR.COM
PHONE: 816.616.9016
ADDRESS: 7607 NW JOHN ANDERS RD.
KANSAS CITY, MO 64152

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlich@es-kc.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

- INDEX OF SHEETS:**
- 1 ~ DEVELOPMENT PLAN
 - 2 ~ EXISTING CONDITIONS
 - 3 ~ GRADING PLAN
 - 4 ~ LANDSCAPE PLAN
 - A.1 ~ EXTERIOR ELEVATIONS
 - A.2 ~ EXTERIOR ELEVATIONS

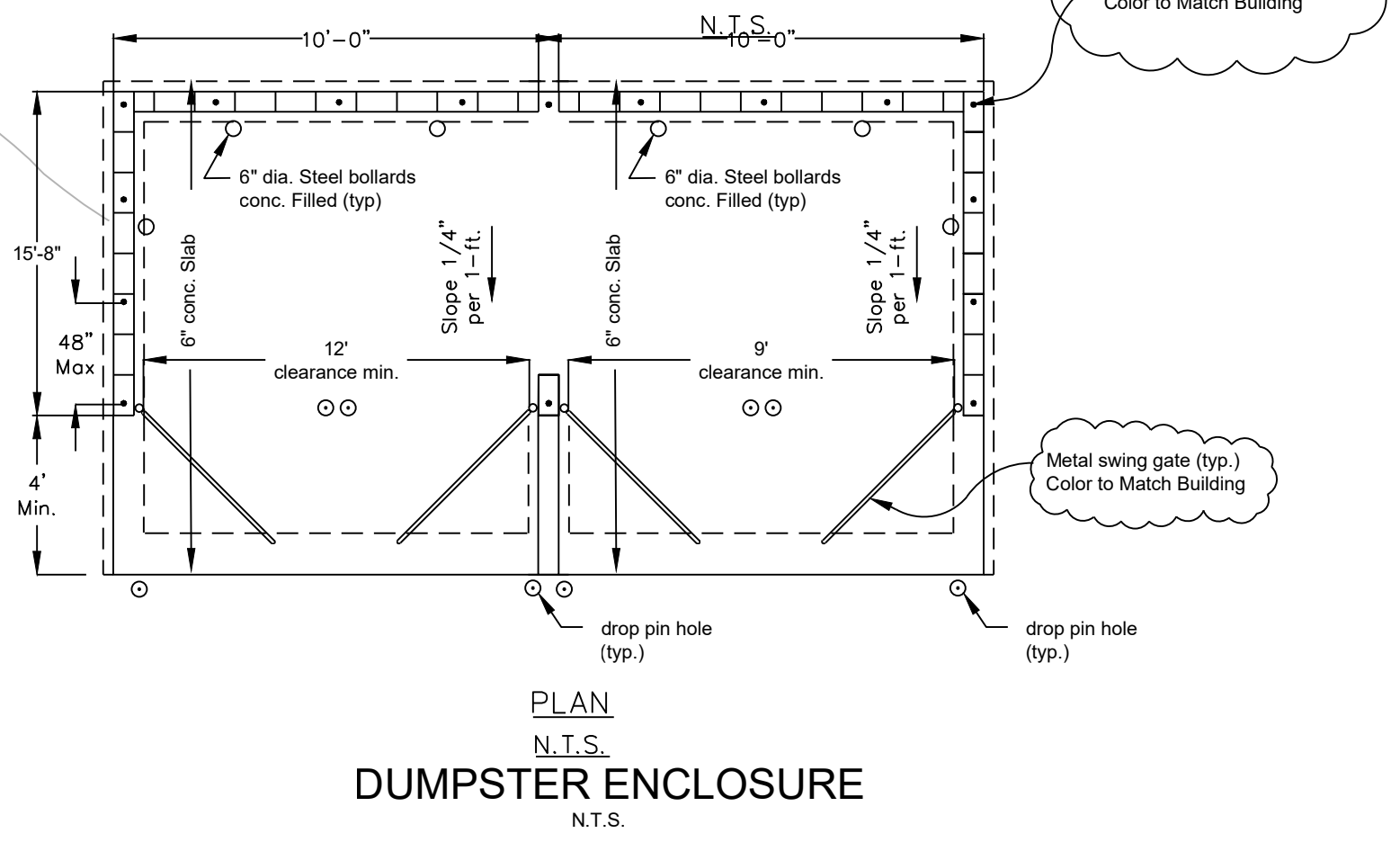
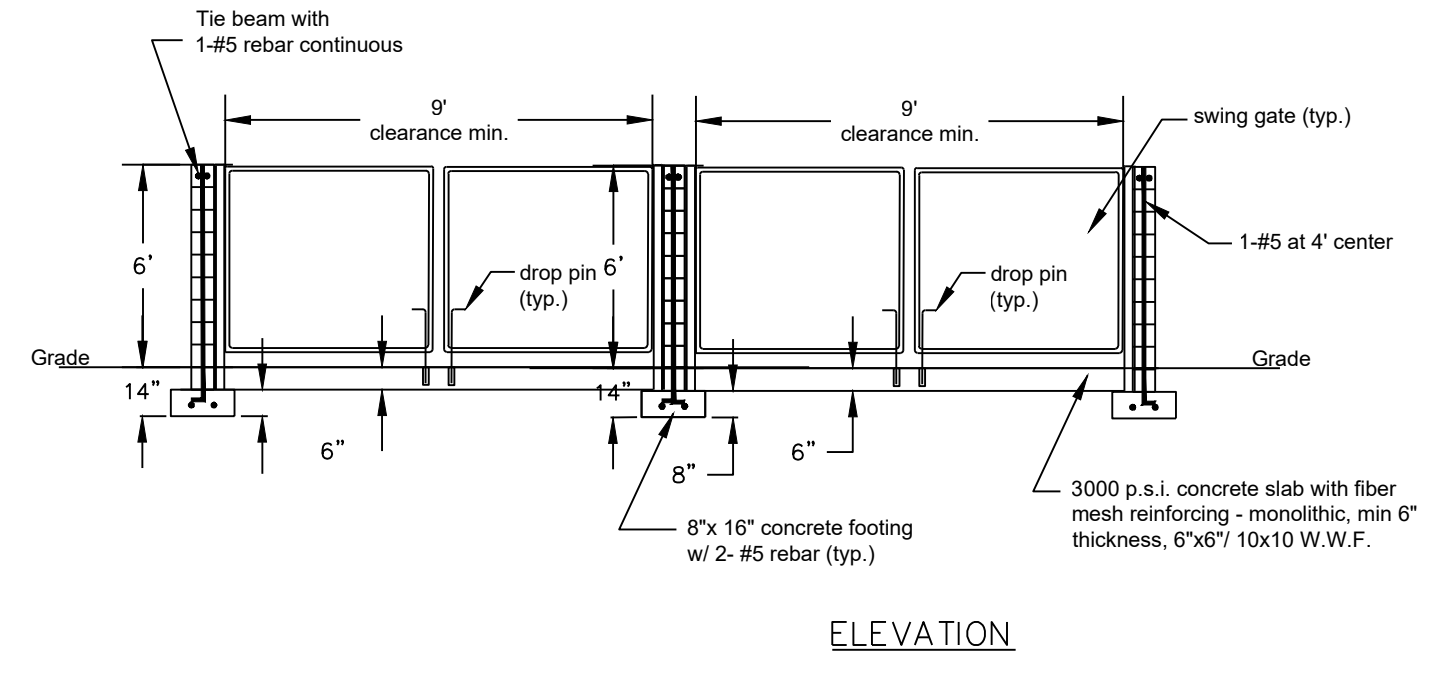
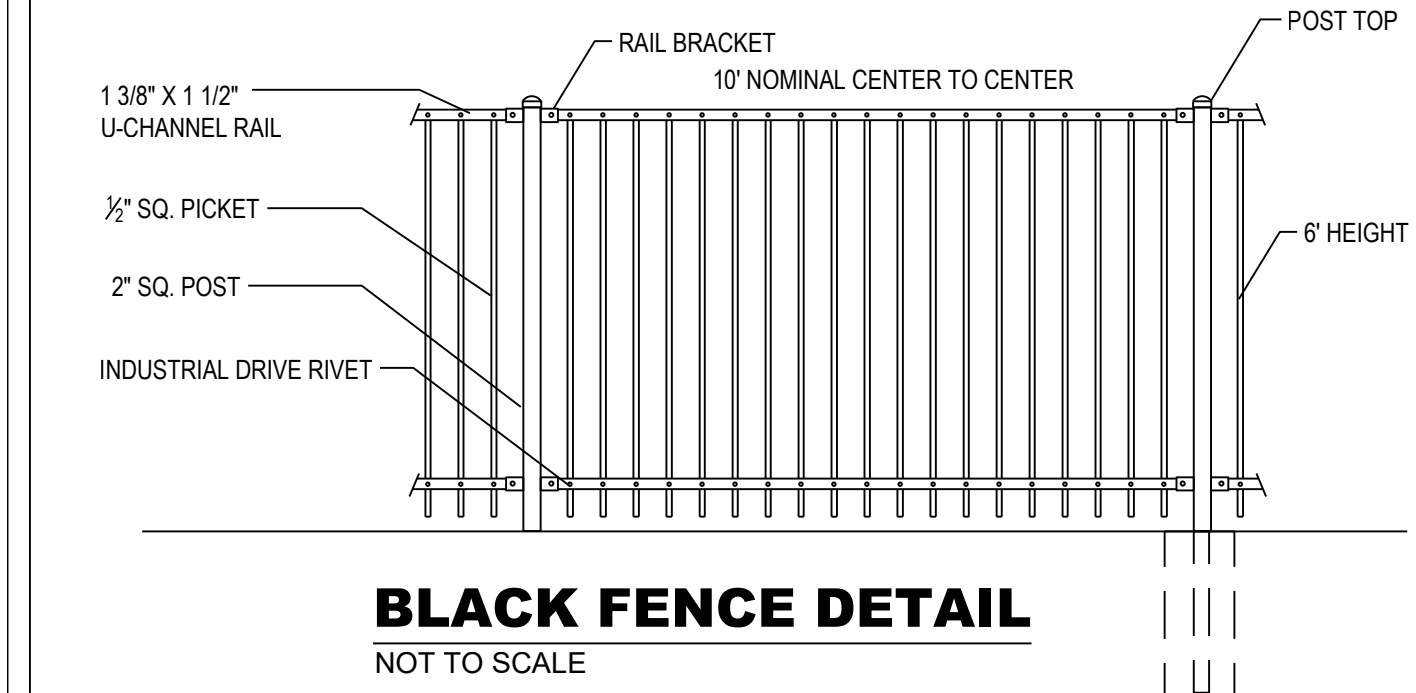
LEGAL DESCRIPTION
LOT 2 BRISTOL 2ND PLAT, A SUBDIVISION IN
KANSAS CITY, CLAY COUNTY, MISSOURI.

LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit

PARKLAND DEDICATION
Park Land Dedication will be provided with a fee in lieu of. Pool will be private open space and the remainder will be satisfied with fee in lieu of.



CALL 2 WORKING DAYS BEFORE YOU DIG - DRILL - BLAST (TOLL FREE)
1-800-344-7483
MISSOURI ONE CALL SYSTEM, INC.



Development Summary Table		
a	Zoning	
	Existing	B2-2
b	Total Land Area	
	Existing	4,156 Acres
c	Right-of-Way	
	Existing	0 Acres
d	Net Land Area	
	Existing	4,156 Acres
e	Proposed Uses	
	Proposed	181020 SF
f	Structure Height & Number of Floors	
	Number of floors	3 stories
g	Gross Floor Area & Number of Units	
	West Building Footprint	24219 SF
h	Building Coverage & Floor Area Ratio	
	Coverage (Total Footprint Area)	49681 SF
i	Density	
	Nets Density (Units/ Net Land Area)	43.19 Units per Acre
k	Vehicle Parking	
	Ratio Required	1 stall per unit
l	Bike Parking	
	Short Term Ratio Required	10% of Veh. Parking=
m	Timeline	
	Estimated Start Date:	FALL 2022
n	Deviation Requests	
	Estimated Completion Date:	SPRING 2024
		NONE

NOTE:
Project Plan not required as this development plan contains all of the necessary information.

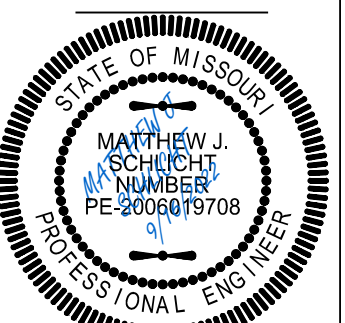
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

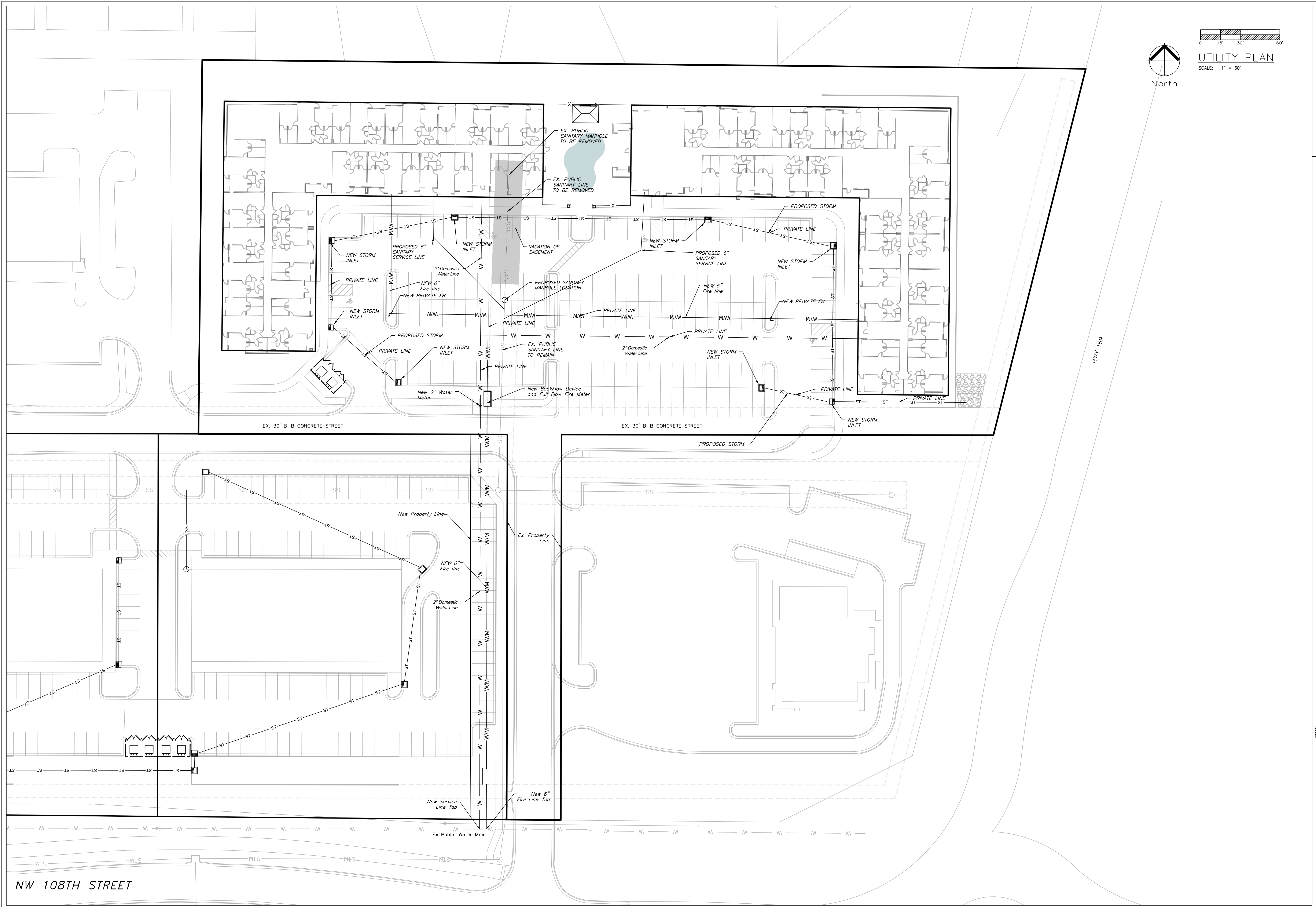
Project: BRISTOL SOUTH
Issue Date: August 11, 2022

DEVELOPMENT PLAN
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

REVISIONS
City Comment 9-16-22



UTILITY PLAN
SCALE: 1" = 30'

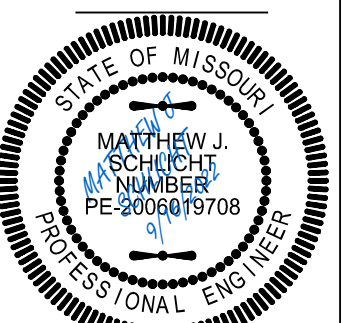


Professional Registration
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Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

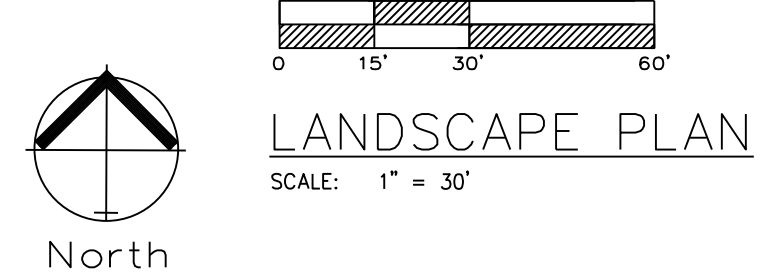
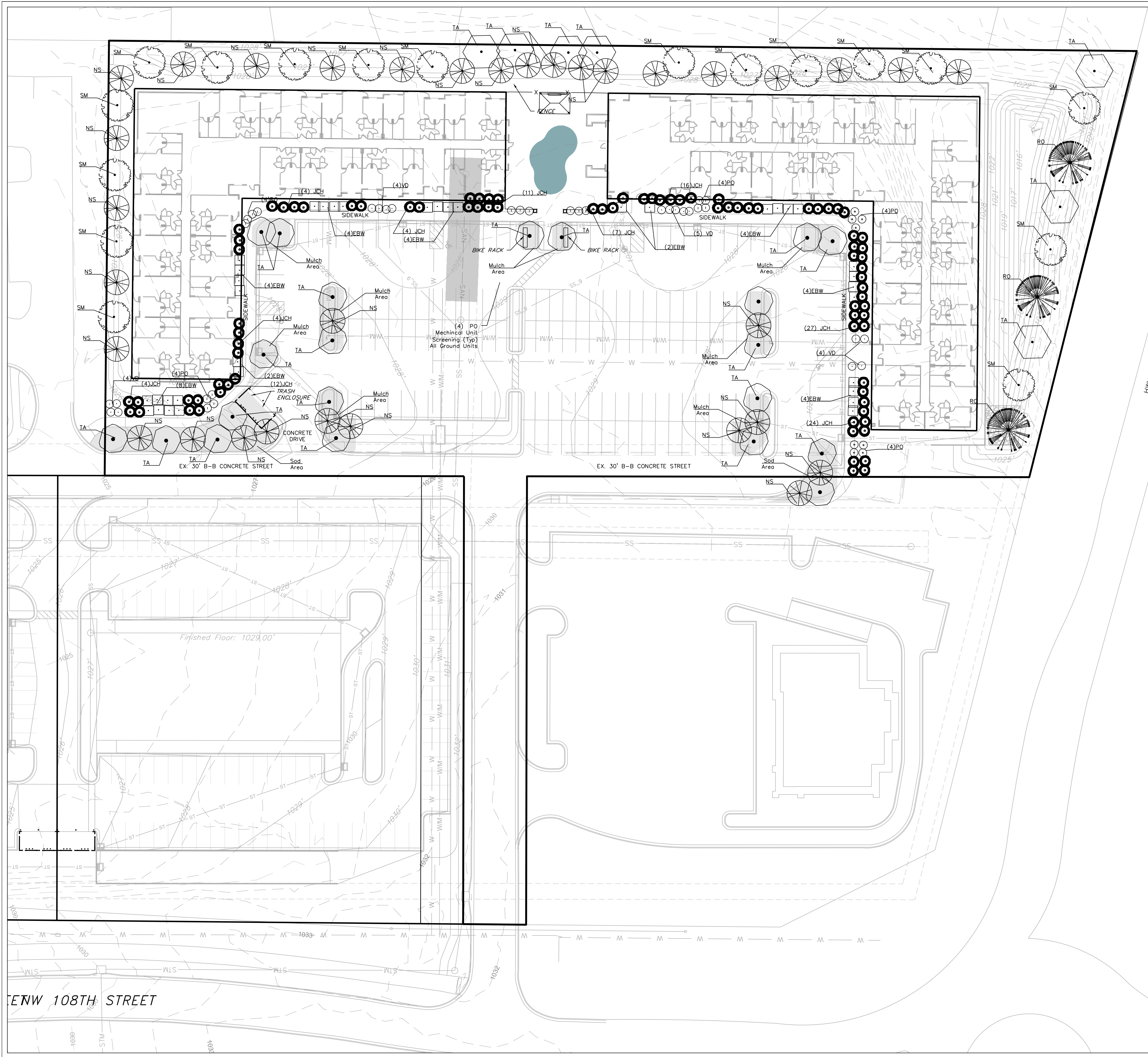
Project: SOUTH
KCMO
Issue Date:
August 11, 2022

Utility Plan
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
City Comment 9-16-22



LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE
 STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage
 LOCATION US Highway 169 278 Feet REQUIREMENT 9 Trees Required PROVIDED 9 Trees

88-425-05 Perimeter Landscaping of Vehicular Use Areas
 B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots
 A. At least 28 square feet of interior landscape area is required per parking space
 167 parking spaces 7531 sq. ft. required (Requirement Met)

88-425-06.E Plant Materials
 1. One Tree per 5 parking spaces 167 parking spaces 33 Trees Required 33 Trees Provided
 2. One Shrub is required per parking space 167 parking spaces 167 Shrubs Required 167 Shrubs Provided

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	7	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	33	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	21	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
	85	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	36	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	17	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	3" CAL
	3	RO	RED OAK QUERCUS RUBRA	3" CAL
	20	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
	26	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	

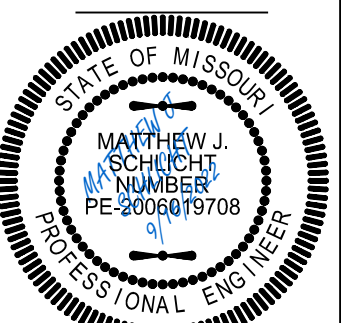
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Professional Registration
 Missouri
 Engineering 2005002186-D
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 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
 Kansas City, Clay County, Missouri

Project: SOUTH
 KCMO
 Issue Date:
 August 11, 2022

Landscape Plan
 Development Plan for:
 BRISTOL SOUTH APARTMENTS
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2006019700
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 City Comment 9-16-22



6 BLDG. 1 - NORTH
1/16" = 1'-0"



5 BLDG. 1 - WEST
1/16" = 1'-0"



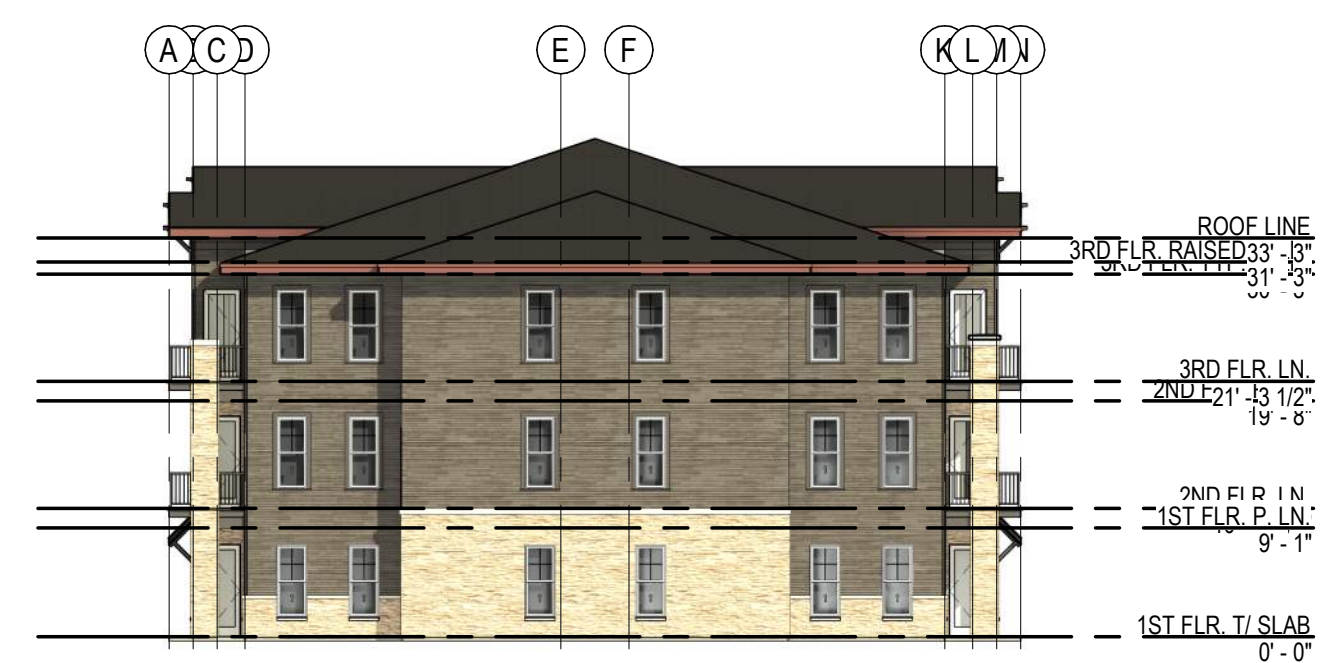
4 BLDG. 1 - EAST
1/16" = 1'-0"



3 BLDG. 1 - EAST END
1/16" = 1'-0"

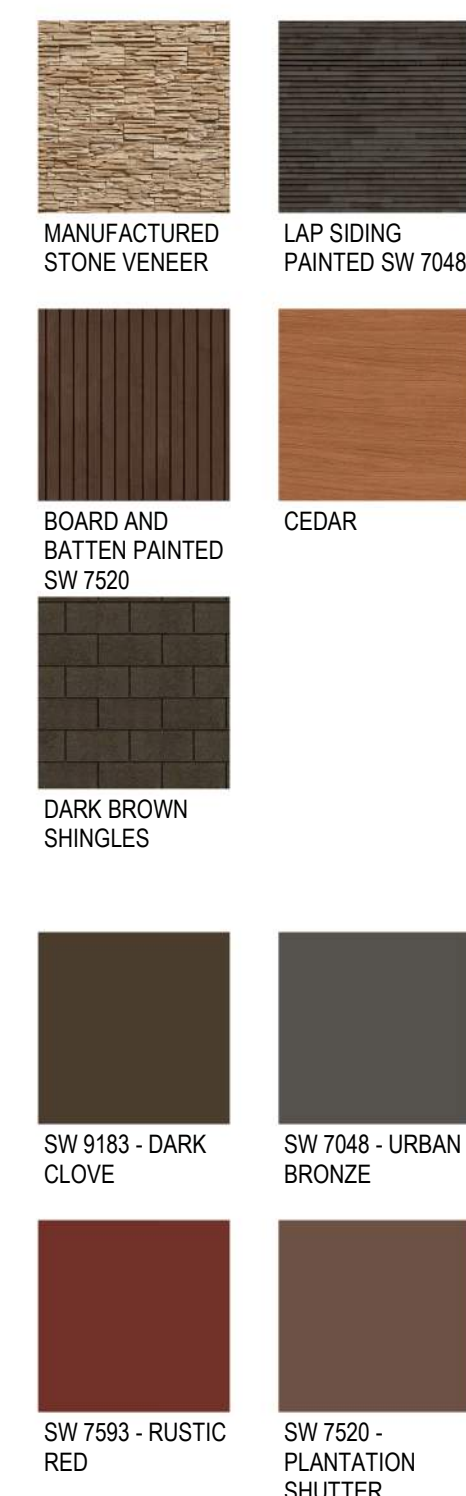


2 BLDG. 1 - SOUTH
1/16" = 1'-0"



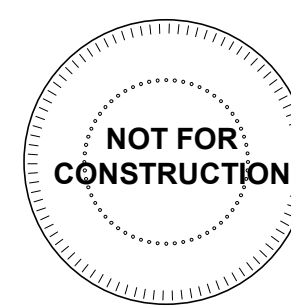
1 BLDG. 1 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY



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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

A3.00



6 EXTERIOR ELEVATION
BLDG. 2 - NORTH
1/16" = 1'-0"



5 EXTERIOR ELEVATION
BLDG. 2 - EAST
1/16" = 1'-0"



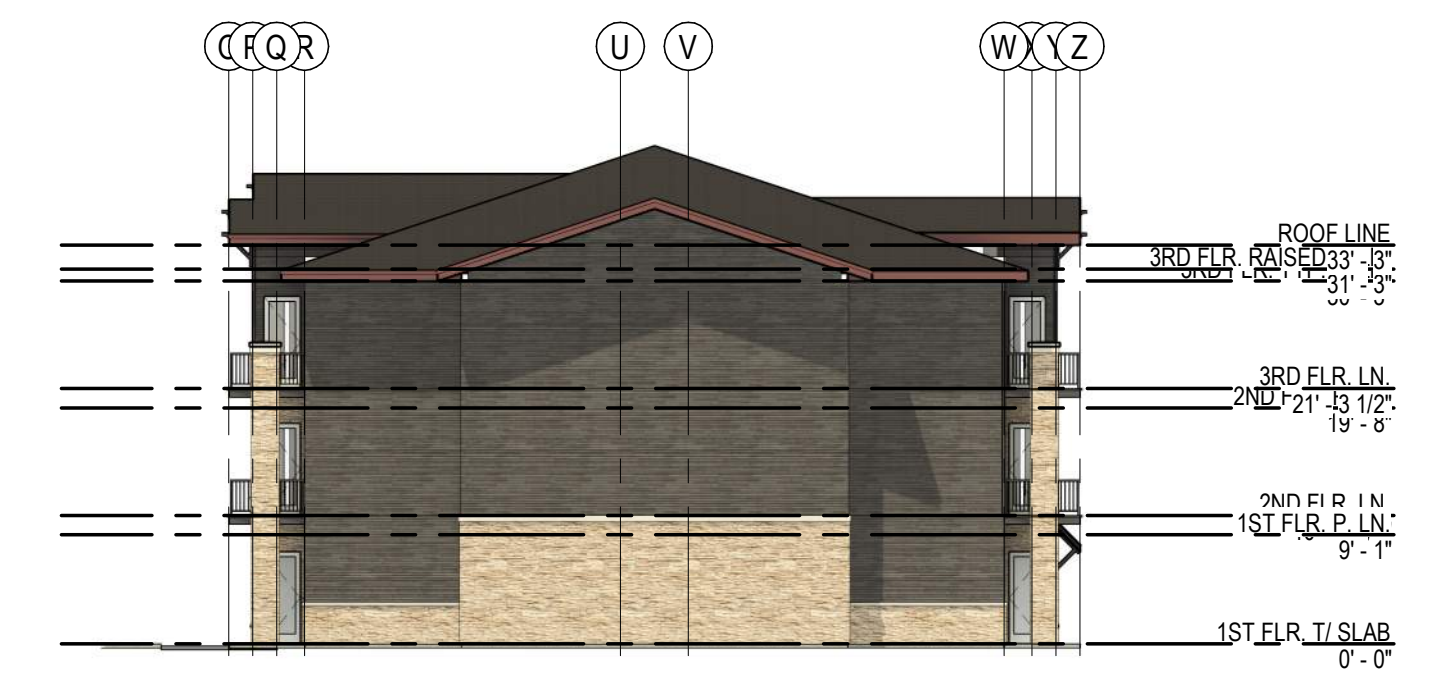
4 EXTERIOR ELEVATION
BLDG. 2 - WEST
1/16" = 1'-0"



3 EXTERIOR ELEVATION
BLDG. 2 - WEST END
1/16" = 1'-0"



2 EXTERIOR ELEVATION
BLDG. 2 - SOUTH
1/16" = 1'-0"



1 EXTERIOR ELEVATION
BLDG. 2 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY

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SW 9183 - DARK CLOVE
SW 7048 - URBAN BRONZE
NOT FOR CONSTRUCTION
SW 7593 - RUSTIC RED
SW 7520 - PLANTATION SHUTTER

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

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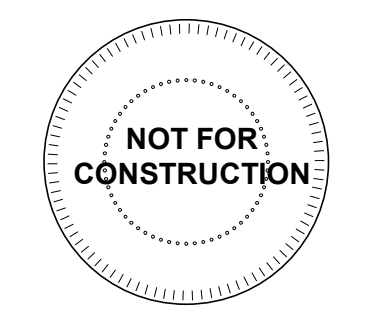
MATERIAL KEY

	
MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

ARCHITECTURE
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1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" WEST
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" SOUTH END
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169



REVISIONS:

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09/16/2022
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DRAWN BY:
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SHEET NO.

A3.11

MATERIAL KEY

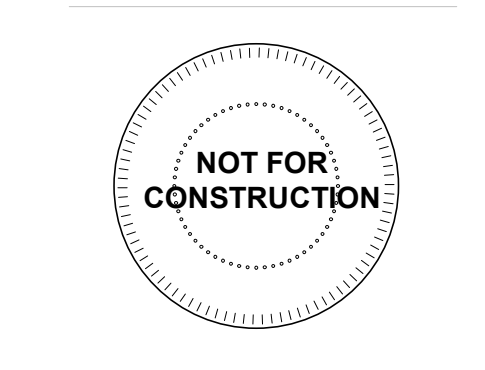
	
MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	SW 9183 - DARK CLOVE
	
SW 7048 - URBAN BRONZE	SW 7593 - RUSTIC RED
	
SW 7520 - PLANTATION SHUTTER	SW 7520 - PLANTATION SHUTTER

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4 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" SOUTH
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" NORTH
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169



DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
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SHEET NO.



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" EAST END
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" WEST END
1/8" = 1'-0"



4 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" EAST
1/8" = 1'-0"

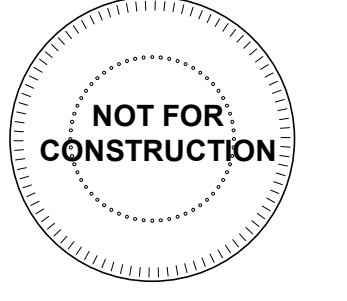
MATERIAL KEY

MANUFACTURED STONE VENEER	LAP SIDING PAINTED SW 7048
BOARD AND BATTEN PAINTED SW 7520	CEDAR
DARK BROWN SHINGLES	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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A3.13



SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" SOUTH
 1/8" = 1'-0"

MATERIAL KEY

	
MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" NORTH
 1/8" = 1'-0"

NEW APARTMENT COMPLEX:
THE BRISTOL
 NW 108th St and Hwy 169

DRAWING RELEASE LOG

NO.	DATE	REVISIONS

DATE:
 09/16/2022
 JOB NO.
 718922
 DRAWN BY:
 BHALL
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MATERIAL KEY

	
MANUFACTURED STONE VENEER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

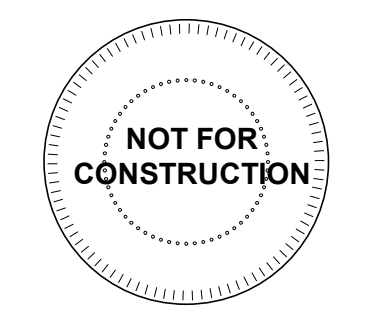
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PRAIRIE VILLAGE, KS 66208

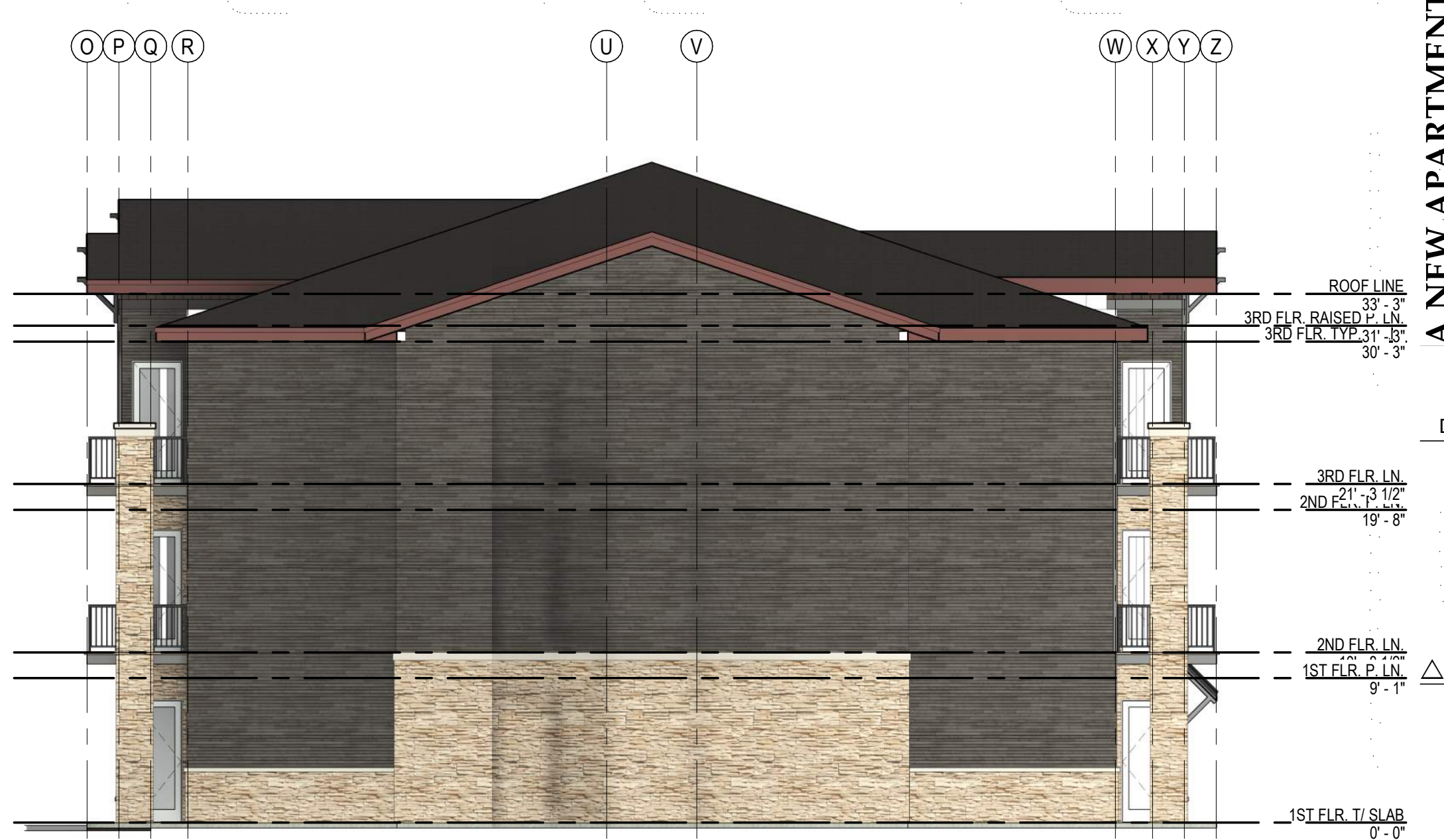
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2 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" SOUTH END
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169



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REVISIONS:

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09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

A3.15

August 30, 2022

**VIA U.S. MAIL AND
VIA ELECTRONIC MAIL (bristolparkkc@gmail.com)**

Mr. Brian Thackrah
Bristol Park Homes Association
P.O. Box 46615
Gladstone, MO 64188

To Property Owners Within 300 feet of Property Boundaries

Re: Bristol South / Neighborhood Meeting

Dear Mr. Thackrah and Property Owners:

Pursuant to our previous letter to you, we advised you that we represent Bristol South Investments, LLC concerning property located at the northeast corner of Shoal Creek Parkway and N. Summit Street (very northeast corner of that site) concerning an application to the City Plan Commission for approval of a development plan. A copy of the plan is enclosed.

Approval of our application will allow for the development of approximately 4.2 acres on the property for a new multi-family residential housing development with 112 residential units. The details of the plan and elevations are shown in the enclosed site plans.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the project and discuss this plan with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed plan, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call September 15, 2022 at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID:	833 4546 3210
Passcode:	111809
Or dial:	312 626 6799
Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723

{33288 / 68986; 946888. }

Attorneys at Law || 4510 Belleview Avenue, Suite 300 || Kansas City, MO 64111 || rousepc.com

August 30, 2022

Page 2

Title/Role: Attorney
Company: Rouse Frets White Goss Gentile Rhodes, P.C.
Representing: Bristol South Investments, LLC

If you are unable to participate in the Zoom conference call on September 15, 2022, and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The Applications will be heard by the City Plan Commission on Tuesday, October 4, 2022.

Very truly yours,



Patricia R. Jensen

PRJ/kab

Enclosure

cc: Brian Mertz
Matt Schlicht
Tim Baldrige
Rachelle Biondo
City Planning and Development publicengagement@kcmo.org



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

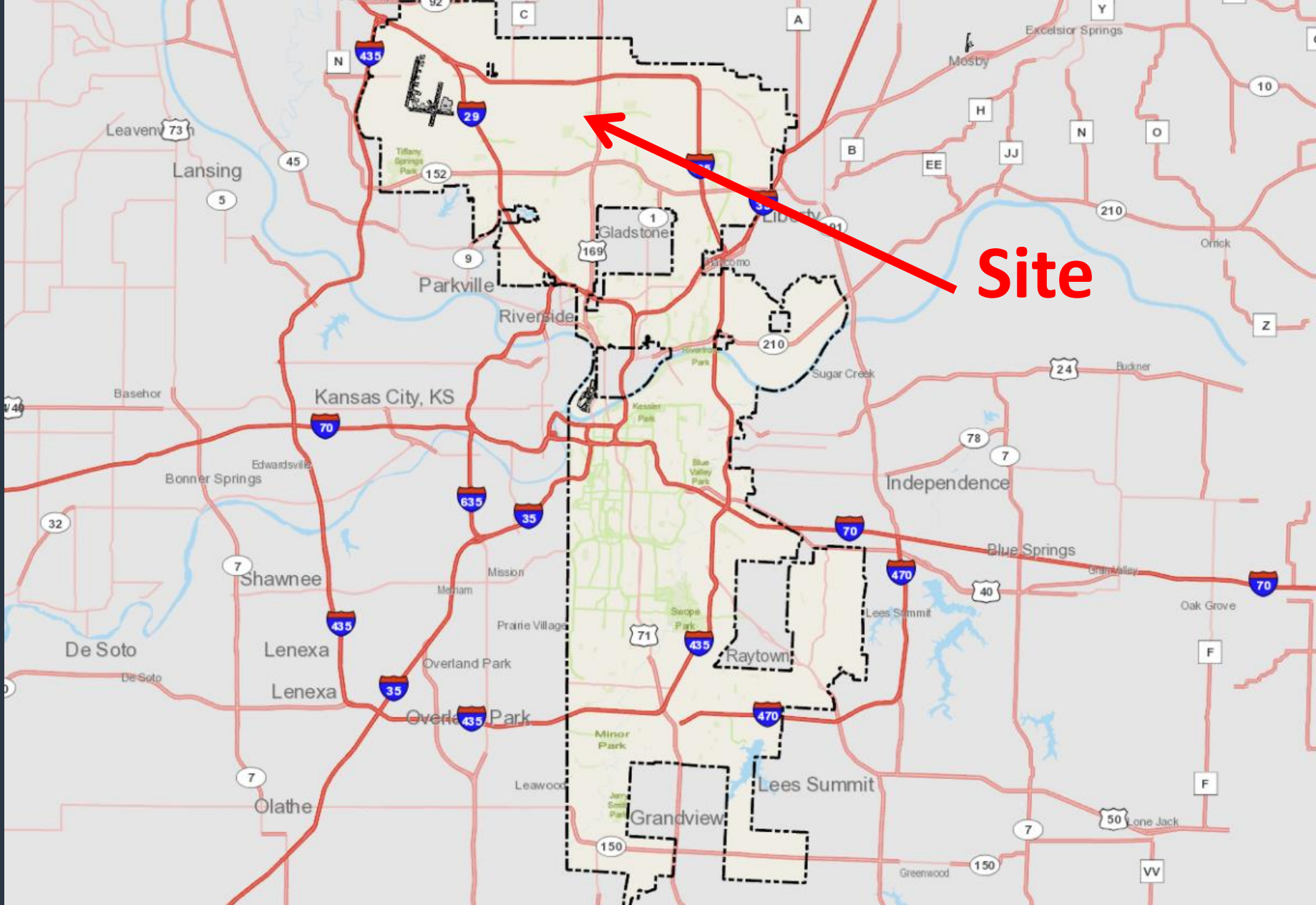
Project Name and Address

Name	Address	Phone	Email
Jaya Pandit	11408 N. Summit		

Docket # 6

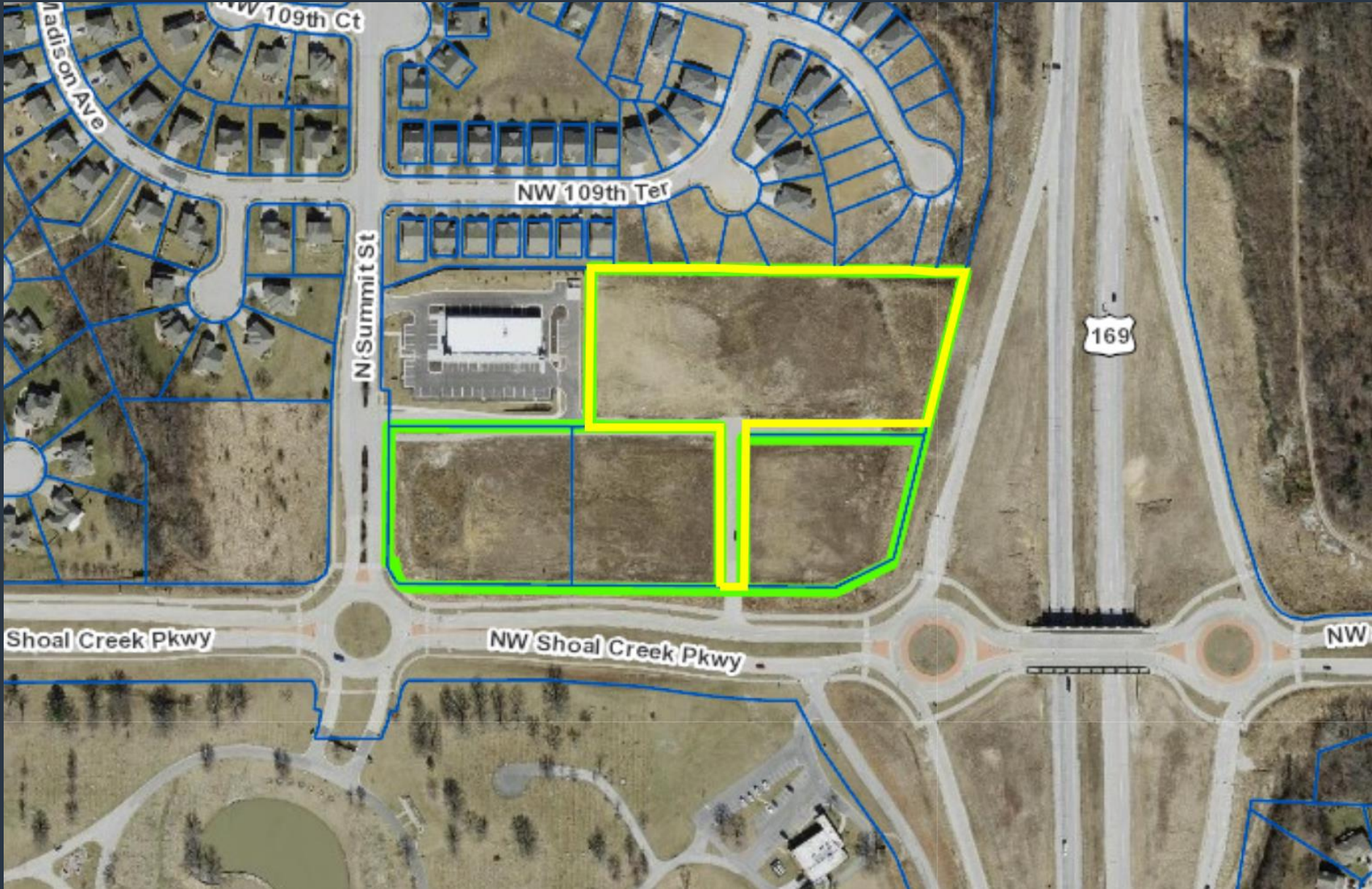
Case No. CD-CPC-2022-00150
Major Amendment –
Development Plan

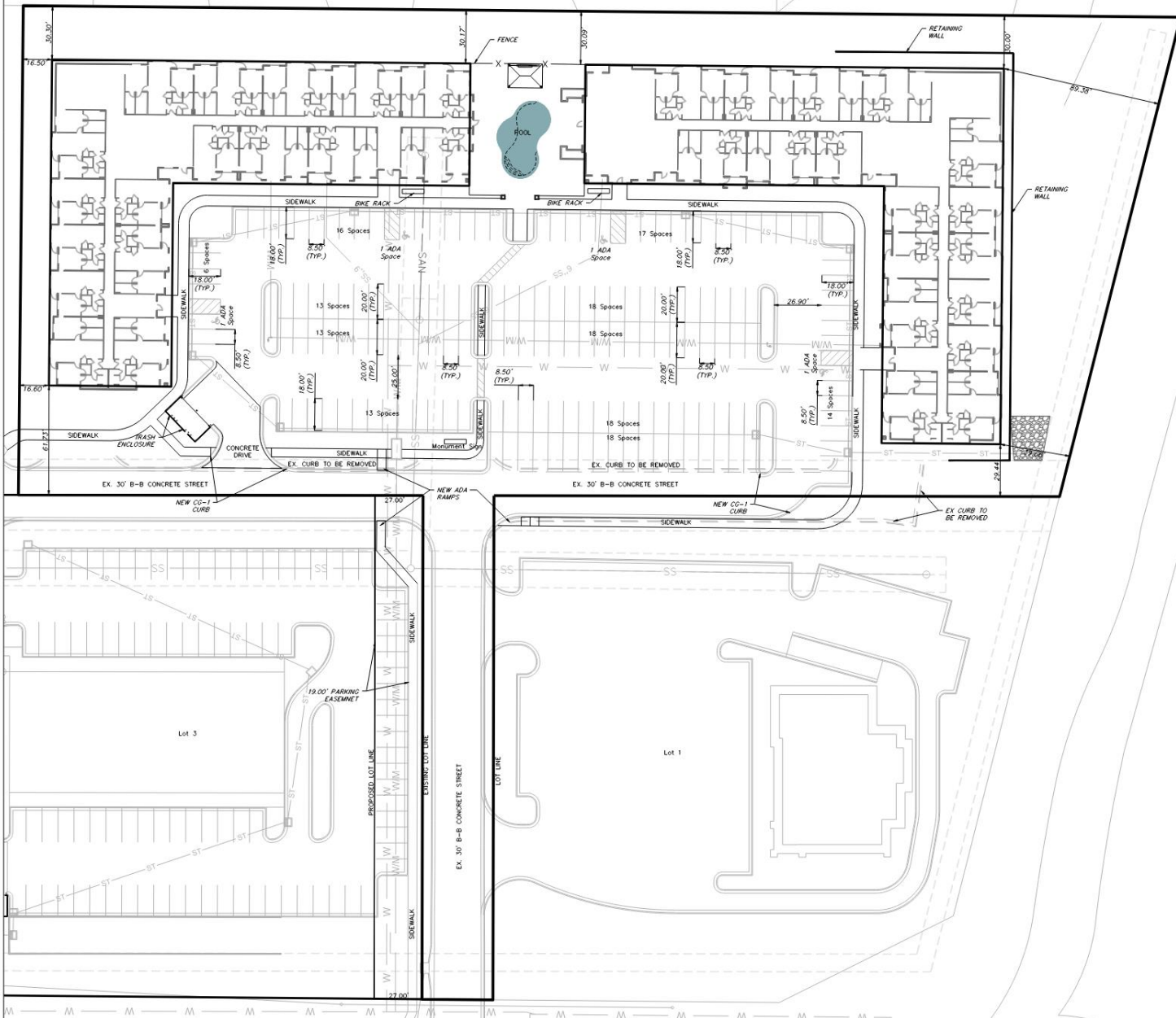
Bristol South Apartments



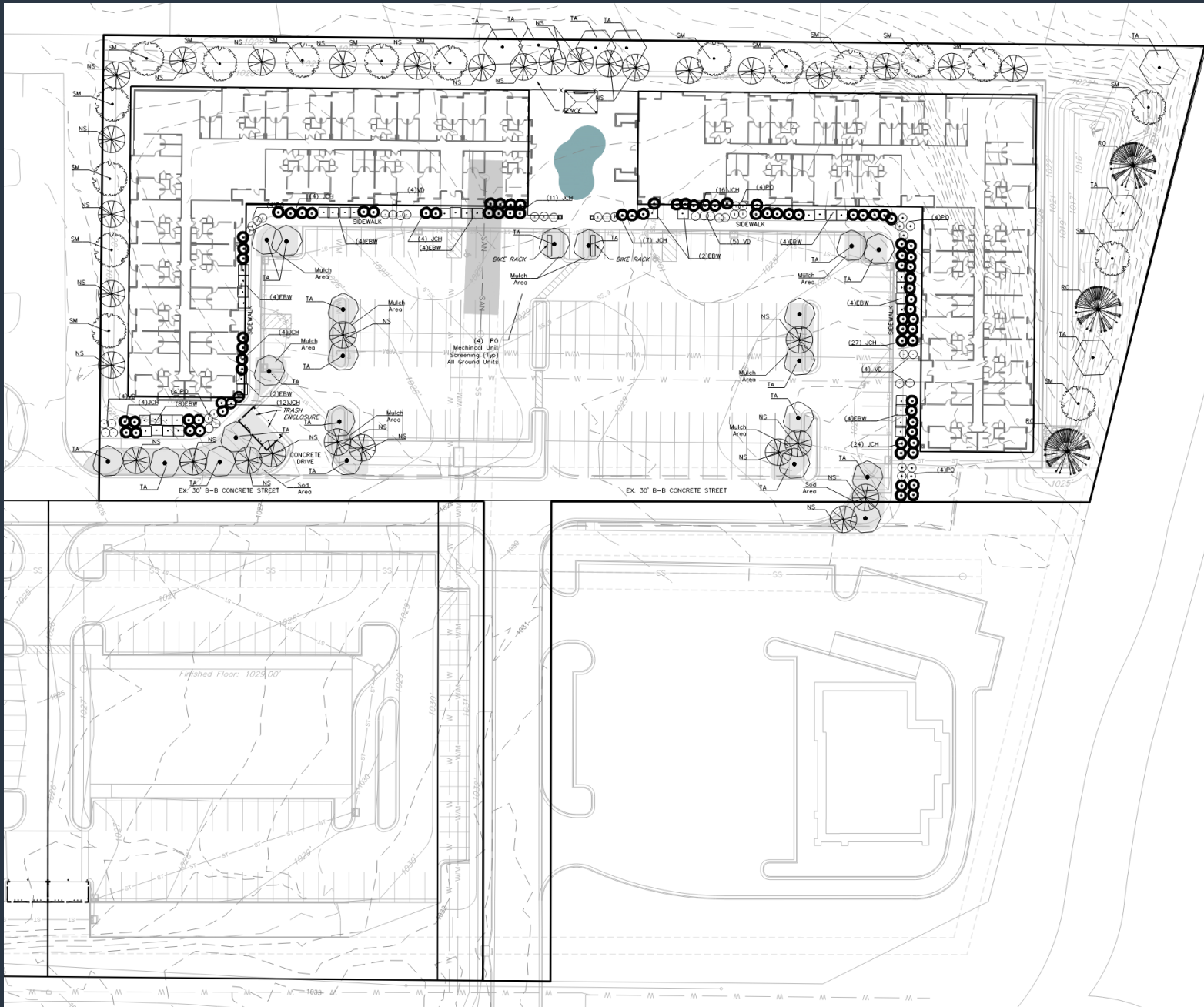
Site







HWY 169





2

BLDG. 1 - SOUTH

1/16" = 1'-0"

South Elevation of West Building



Case No. CD-CPC-2022-00150



EXTERIOR ELEVATION
BLDG. 2 - SOUTH

2

1/16" = 1'-0"

South Elevation of East Building



View looking north from NW Shoal Creek Pkwy & private drive



View looking north from NW Shoal Creek Pkwy & private drive



View looking northwest from NW Shoal Creek Pkwy & HWY 169

Remove Conditions:

#5 – Platting

#7 – Platting

#8 – Improvements based on TIS (no TIS required)

#10 – Platting

#22 – Repetitive of #6 (storm drainage study)

Add Condition:

“The developer shall receive approval of a minor subdivision – lot line adjustment, prior to building permit, to ensure all lots in the development area are served properly by public utilities”

Staff Recommendations:

Case No. CD-CPC-2022-00150

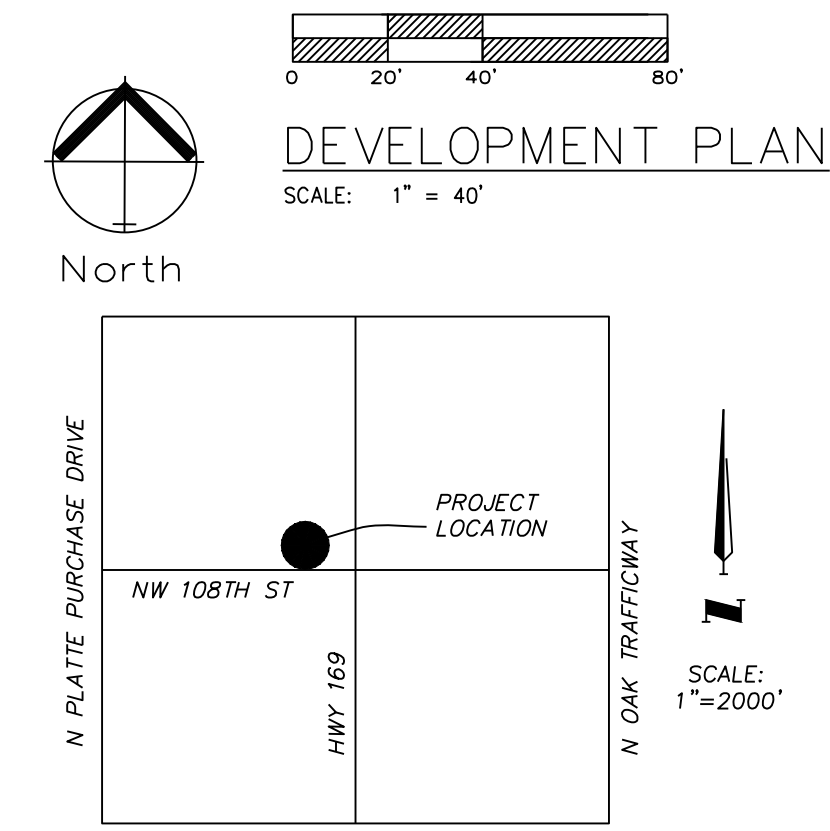
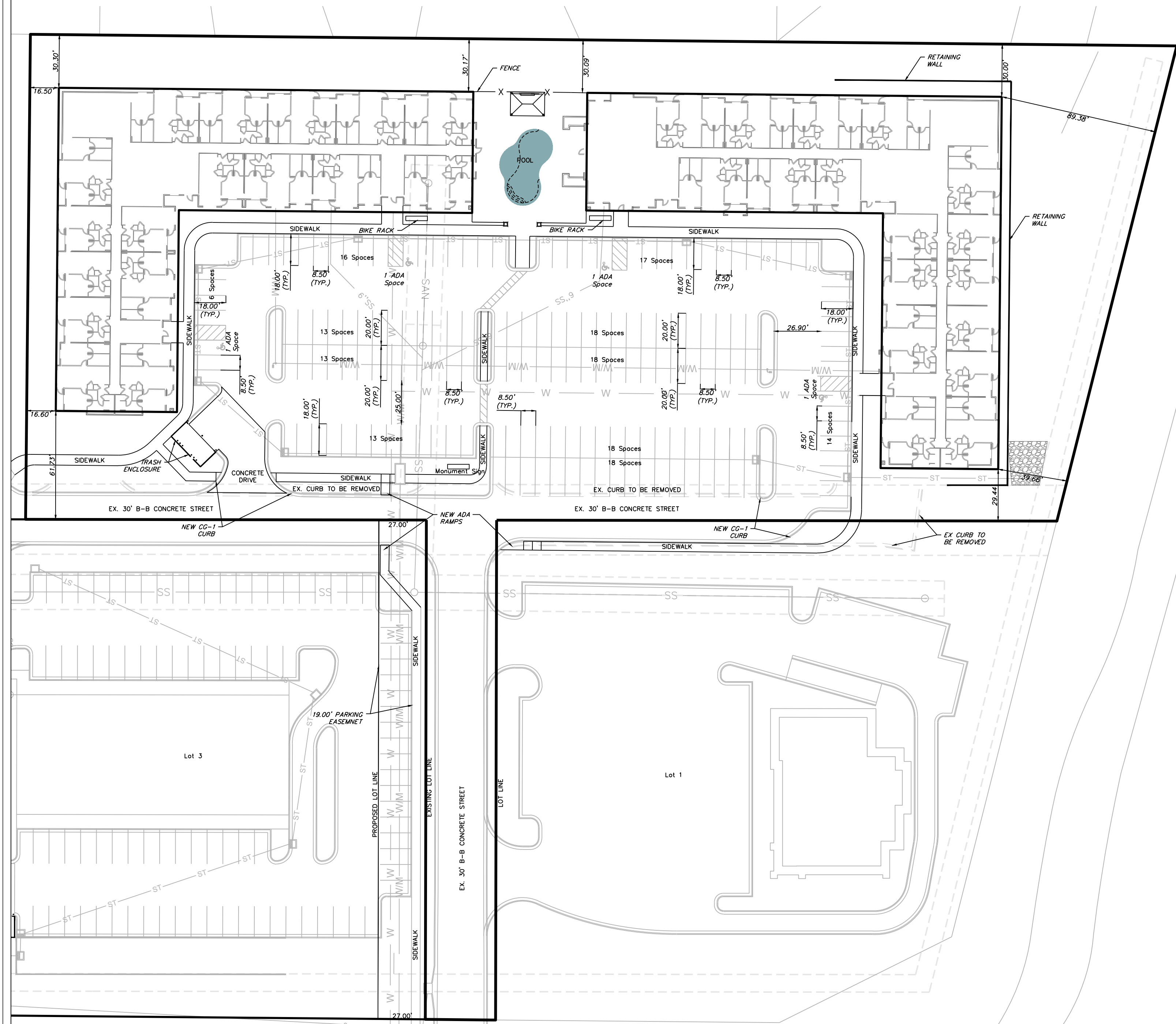
Approval with conditions

DEVELOPMENT PLAN

BRISTOL SOUTH APARTMENTS

B2-2

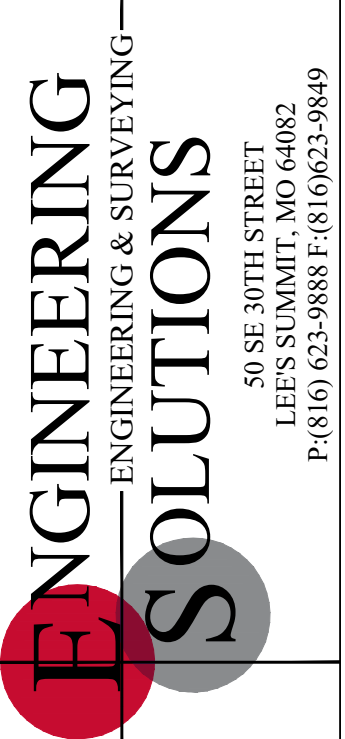
City Kansas City, Clay County, Missouri



VICINITY MAP
SEC. 26 & 27-52-33

OWNER:
BRISTOL SOUTH INVESTMENTS LLC
CONTACT NAME: BRIAN MERTZ
EMAIL: BMERTZ@BSC.RR.COM
PHONE: 816.616.9016
ADDRESS: 7607 NW JOHN ANDERS RD.
KANSAS CITY, MO 64152

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlich@es-ks.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

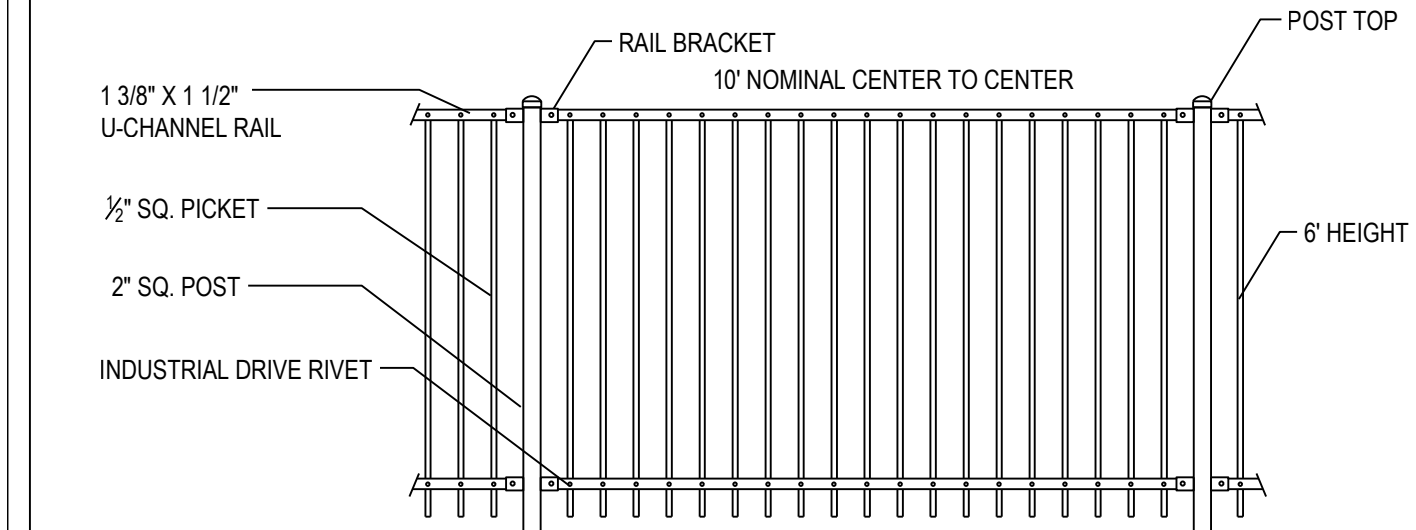
LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit

PARKLAND DEDICATION
Park Land Dedication will be provided with a fee in lieu of. Pool will be private open space and the remainder will be satisfied with fee in lieu of.

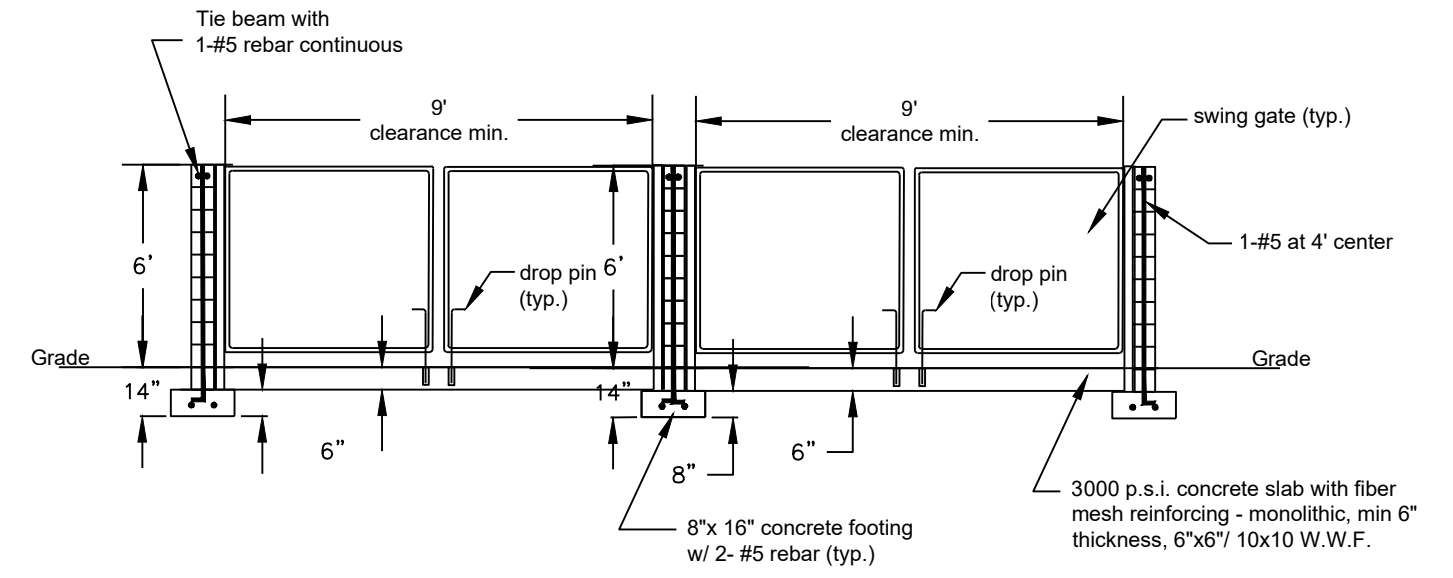


EXTERIOR ELEVATION
TRASH ENCLOSURE - FRONT ELEVATION

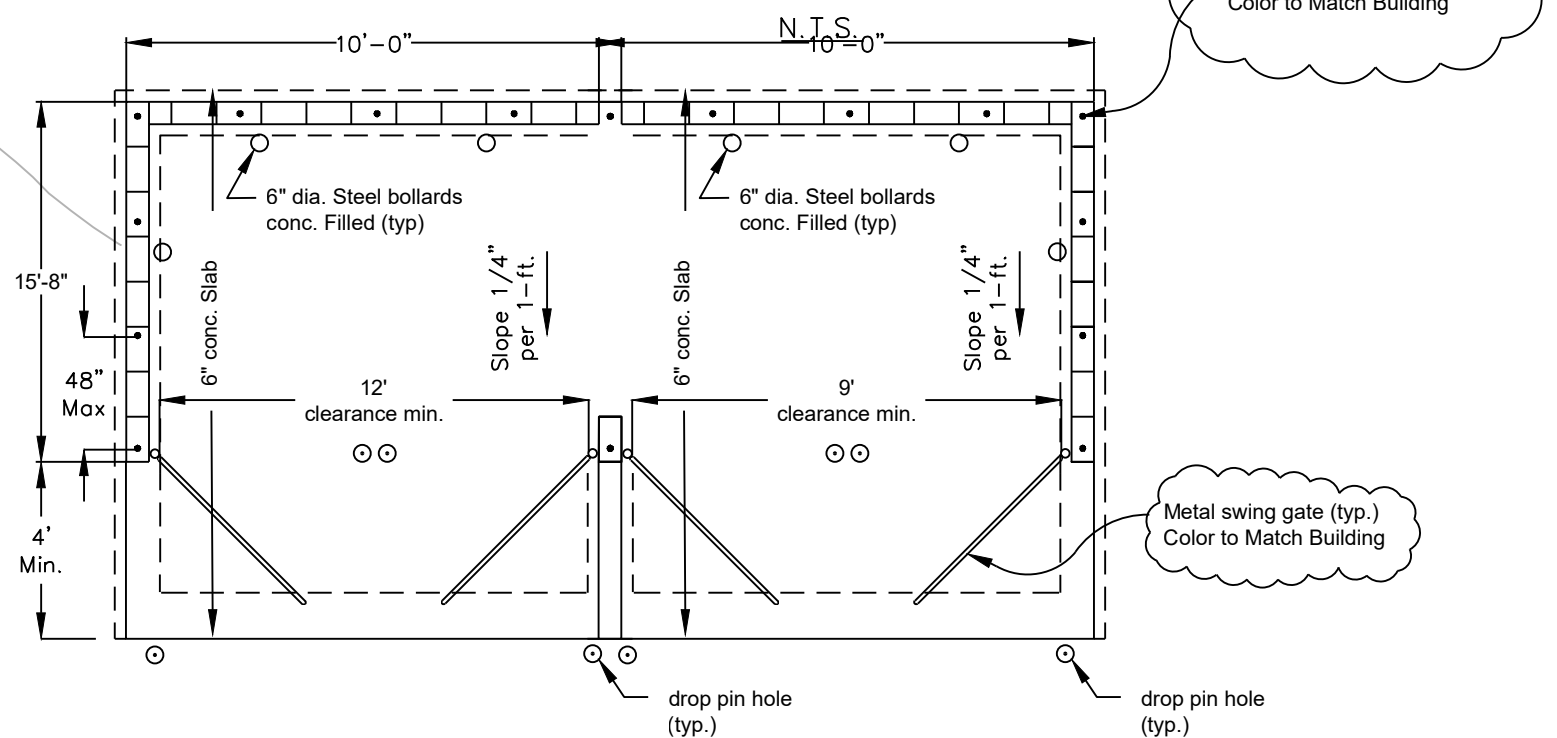
CALL 2 WORKING DAYS
BEFORE YOU
DIG - DRILL - BLAST
(TOLL FREE)
1-800-344-7483
MISSOURI ONE CALL SYSTEM, INC.



BLACK FENCE DETAIL
NOT TO SCALE



ELEVATION



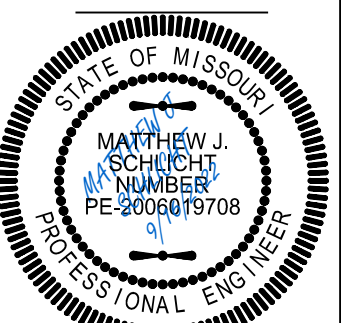
PLAN
N.T.S.
DUMPSTER ENCLOSURE
N.T.S.

Development Summary Table			
a	Zoning		
	Existing		B2-2
	Proposed		B2-2
b	Total Land Area		
	Existing	4,156	Acres
c	Right-of-Way		
	Existing	0	Acres
	Proposed	0	Acres
d	Net Land Area		
	Existing	4,156	Acres
	Proposed	4,156	Acres
	Proposed	181020	SF
e	Proposed Uses		
f	Structure Height & Number of Floors		
	Number of floors	3	stories
	Height Above Grade	42	feet
g	Gross Floor Area & Number of Units		
	West Building Footprint	24219	SF
	West Gross Area per Building	72657	SF
	West Units per Building	54	EA
	Number of Buildings	1	EA
	East Building Footprint	25462	SF
	East Gross Area per Building	76386	SF
	East Units per Building	58	EA
	Number of Buildings	1	EA
	Total Units	112	
h	Building Coverage & Floor Area Ratio		
	Coverage (Total Footprint Area)	49681	SF
	FAR (Gross Area/Net Land Area)	0.290	FAR
i	Density		
	Nets Density (Units/ Net Land Area)	43.19	Units per Acre
k	Vehicle Parking		
	Ratio Required	1 stall per unit	
	Stalls Required	112	Stalls
	Stalls Provided	168	Stalls
l	Bike Parking		
	Short Term Ratio Required	10% of Veh. Parking=	
	Spaces Provided	17	Spaces
m	Timeline		
	Estimated Start Date:	FALL	2022
	Estimated Completion Date:	SPRING	2024
n	Deviation Requests		
			NONE

NOTE:
Project Plan not required as this development plan contains all of the necessary information.

Project: BRISTOL SOUTH
KCMO
Issue Date: August 11, 2022

DEVELOPMENT PLAN
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri



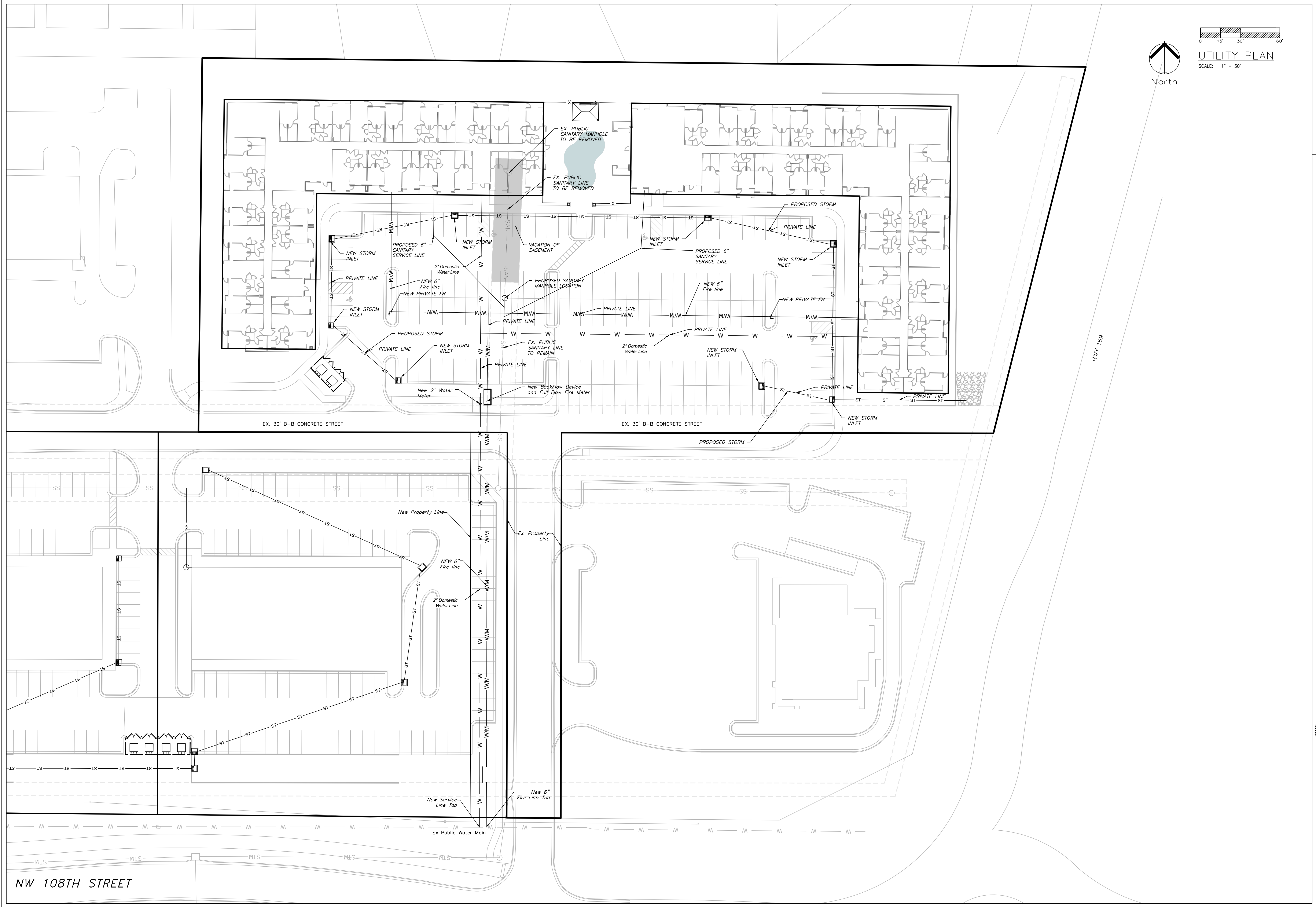
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

REVISIONS

City Comment 9-16-22



UTILITY PLAN
SCALE: 1" = 30'

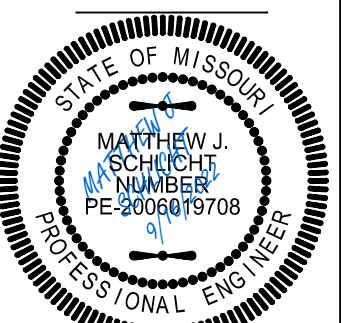


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

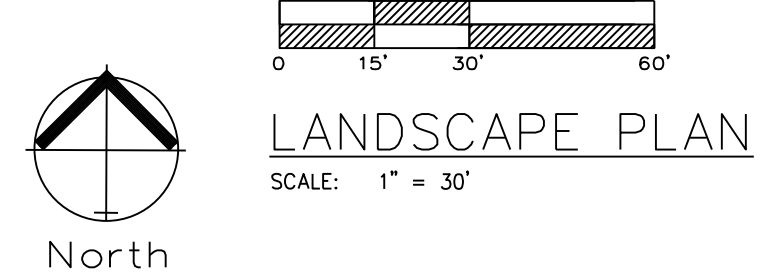
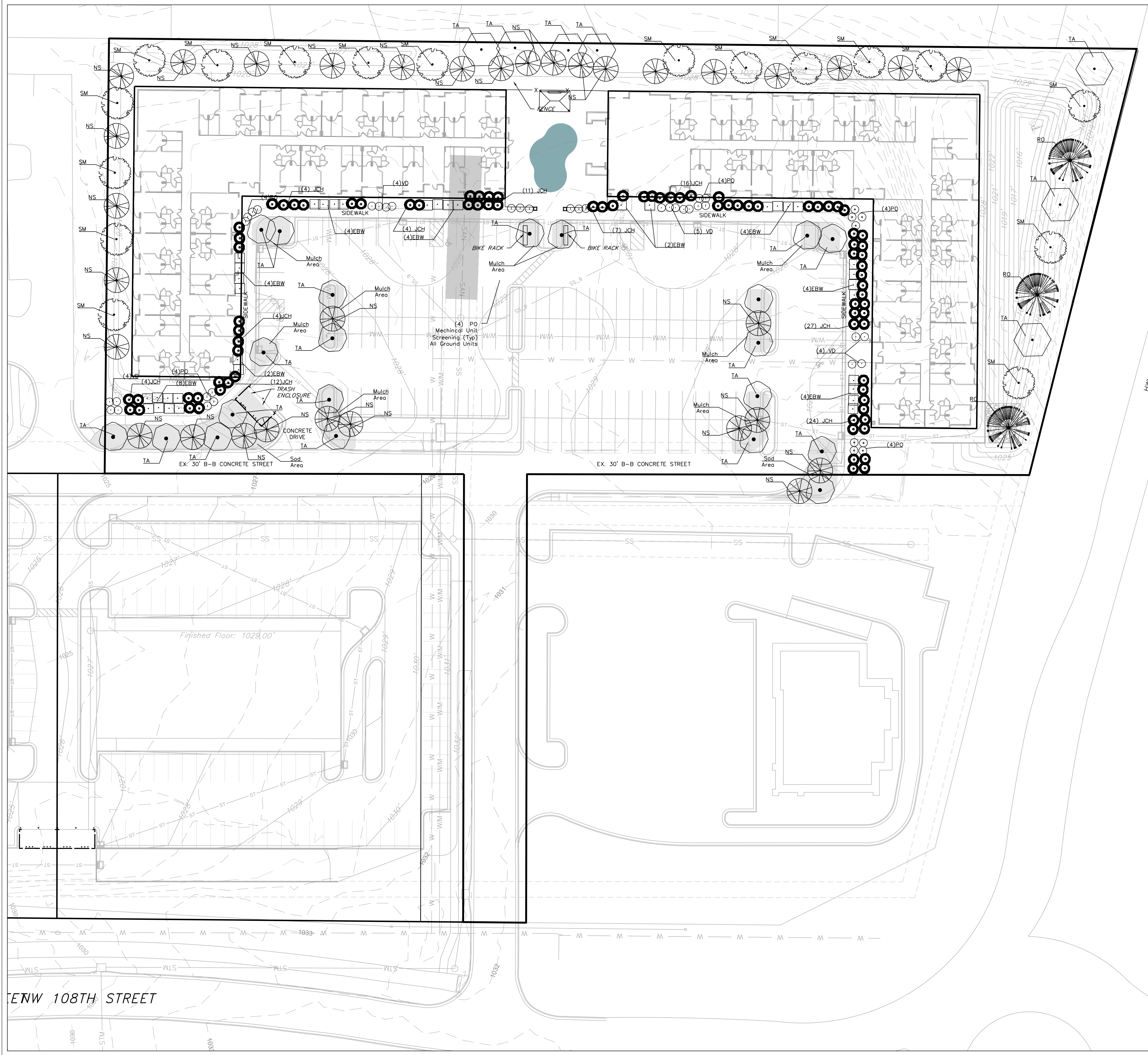
Project: SOUTH
KCMO
Issue Date:
August 11, 2022

Utility Plan
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
City Comment 9-16-22



LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE
 STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage
 LOCATION US Highway 169 278 Feet REQUIREMENT 9 Trees Required PROVIDED 9 Trees

88-425-05 Perimeter Landscaping of Vehicular Use Areas
 B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots
 A. At least 28 square feet of interior landscape area is required per parking space
 167 parking spaces 7531 sq. ft. required (Requirement Met)

88-425-06.E Plant Materials
 1. One Tree per 5 parking spaces 167 parking spaces 33 Trees Required 33 Trees Provided
 2. One Shrub is required per parking space 167 parking spaces 167 Shrubs Required 167 Shrubs Provided

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	7	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	33	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	21	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
	85	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	36	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	17	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	3" CAL
	3	RO	RED OAK QUERCUS RUBRA	3" CAL
	20	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
	26	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	

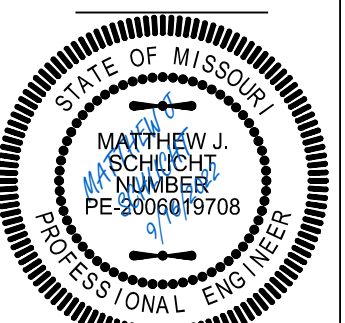
ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
 Kansas City, Clay County, Missouri

Project: SOUTH
 KCMO
 Issue Date:
 August 11, 2022

Landscape Plan
 Development Plan for:
 BRISTOL SOUTH APARTMENTS
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2006019700
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 City Comment 9-16-22



6 BLDG. 1 - NORTH
1/16" = 1'-0"



5 BLDG. 1 - WEST
1/16" = 1'-0"



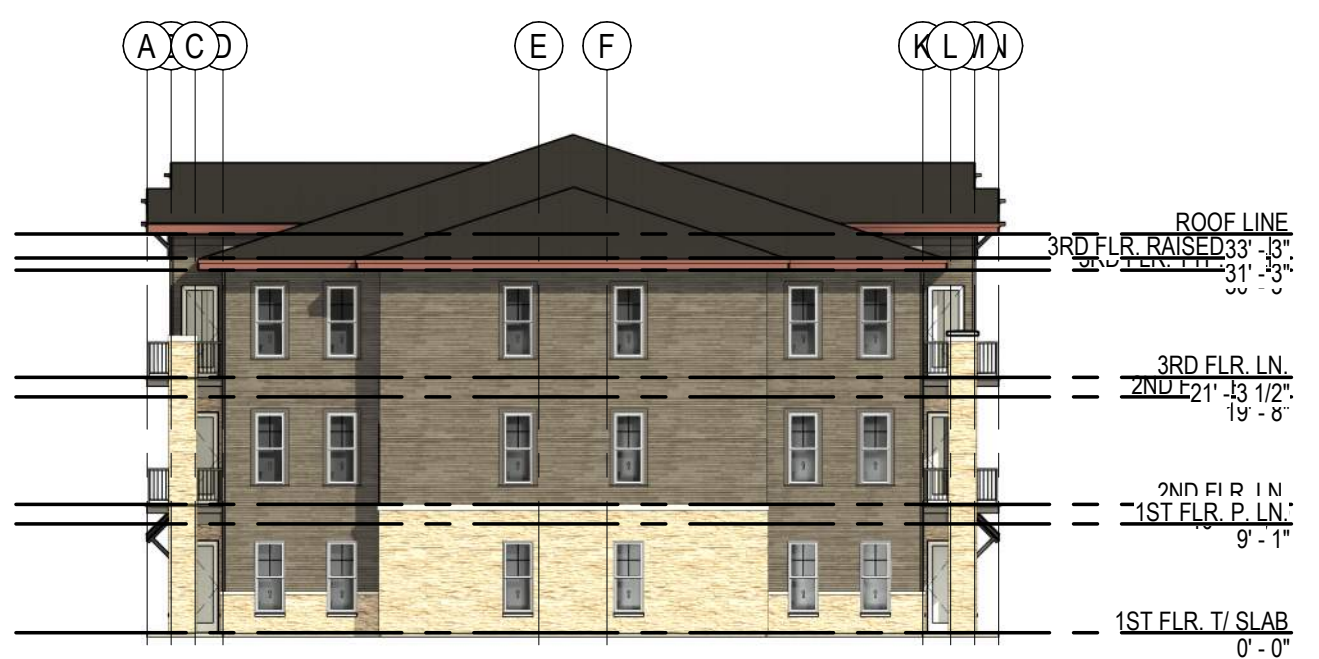
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1/16" = 1'-0"



2 BLDG. 1 - SOUTH
1/16" = 1'-0"



3 BLDG. 1 - EAST END
1/16" = 1'-0"



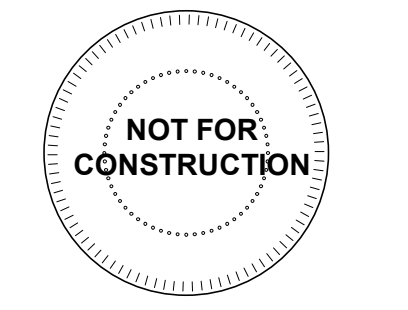
1 BLDG. 1 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY



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PRAIRIE VILLAGE, KS 66208



A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

A3.00



6 EXTERIOR ELEVATION
BLDG. 2 - NORTH
1/16" = 1'-0"



5 EXTERIOR ELEVATION
BLDG. 2 - EAST
1/16" = 1'-0"



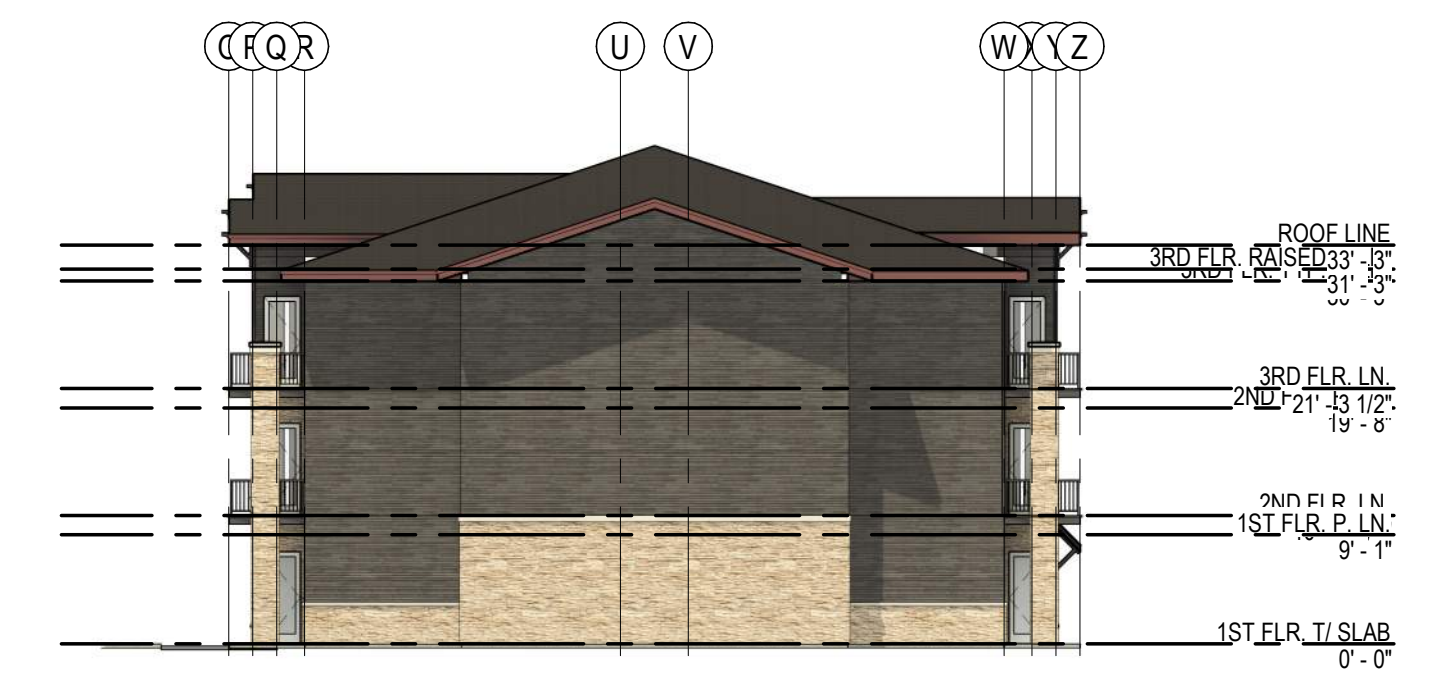
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BLDG. 2 - WEST
1/16" = 1'-0"



3 EXTERIOR ELEVATION
BLDG. 2 - WEST END
1/16" = 1'-0"



2 EXTERIOR ELEVATION
BLDG. 2 - SOUTH
1/16" = 1'-0"



1 EXTERIOR ELEVATION
BLDG. 2 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY

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LANDSCAPE
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PRAIRIE VILLAGE, KS 66208

SW 9183 - DARK CLOVE
SW 7048 - URBAN BRONZE
SW 7593 - RUSTIC RED
SW 7520 - PLANTATION SHUTTER

NOT FOR CONSTRUCTION

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

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09/16/2022
JOB NO.
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BHALL
SHEET NO.

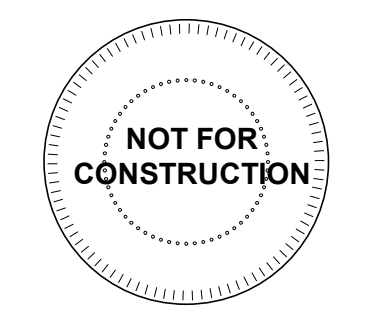
MATERIAL KEY

	
MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" WEST
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" SOUTH END
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
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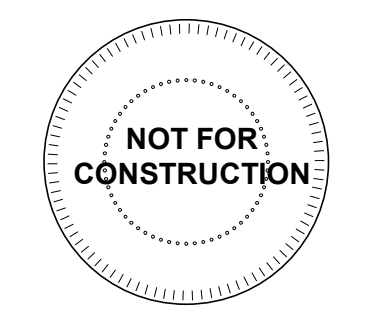
MATERIAL KEY

	
MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	SW 9183 - DARK CLOVE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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4 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" SOUTH
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" NORTH
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
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NW 108th St and Hwy 169

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2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" EAST END
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" WEST END
1/8" = 1'-0"



4 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" EAST
1/8" = 1'-0"

MATERIAL KEY

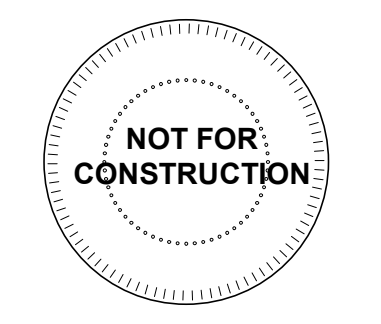
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BOARD AND BATTEN PAINTED SW 7520	CEDAR
DARK BROWN SHINGLES	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" SOUTH
 1/8" = 1'-0"

MATERIAL KEY

MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
BOARD AND BATTEN PAINTED SW 7520	CEDAR
DARK BROWN SHINGLES	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" NORTH
 1/8" = 1'-0"

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 NW 108th St and Hwy 169

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NO.	DATE	REVISIONS:

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 BHALL
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MATERIAL KEY

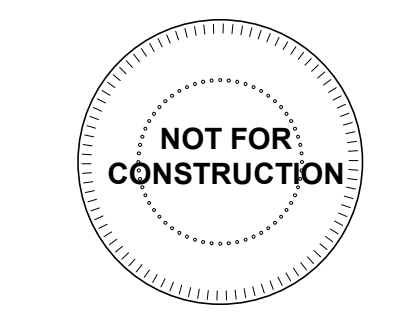
	
MANUFACTURED STONE VENEER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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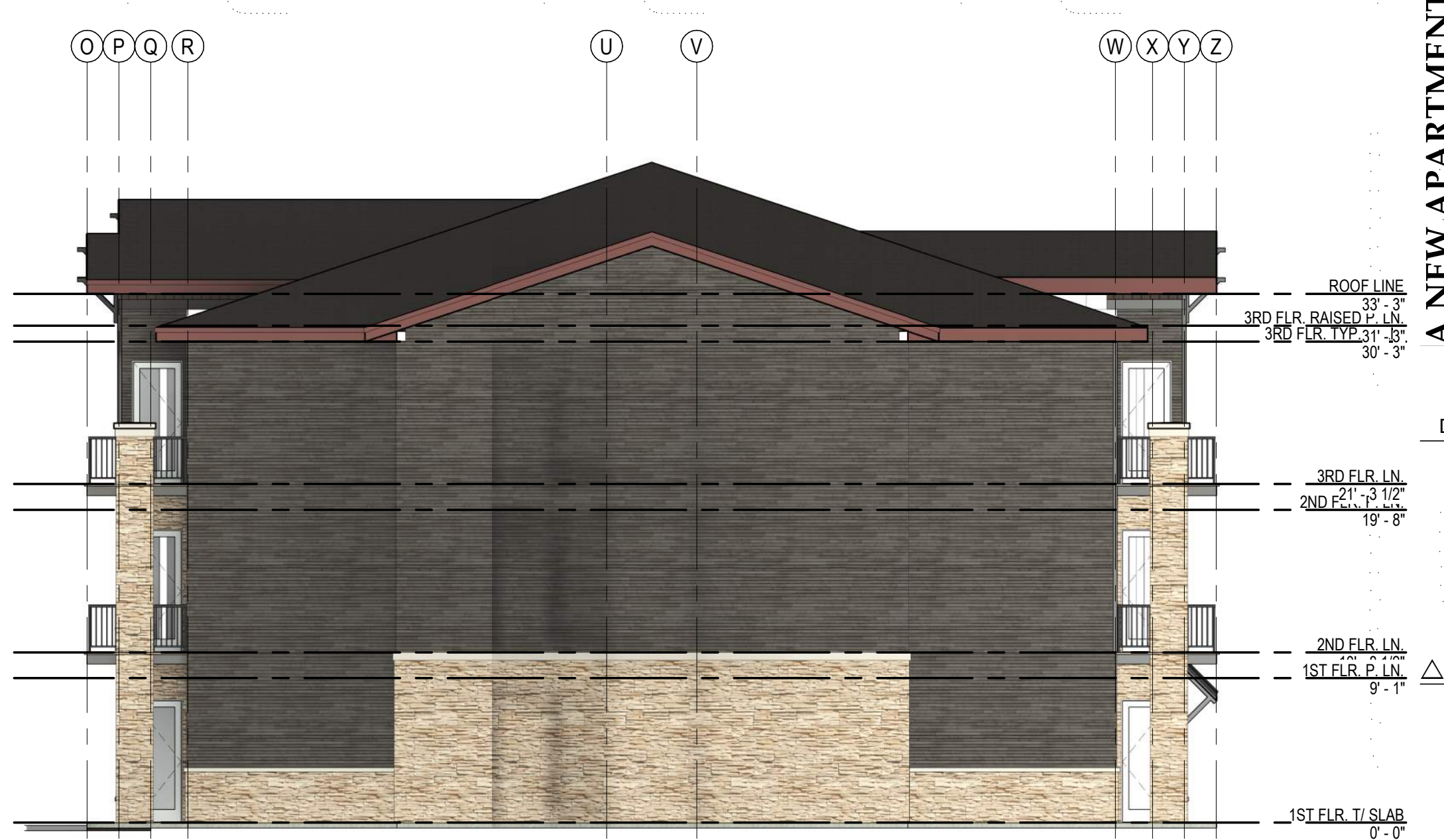
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2 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" SOUTH END
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

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09/16/2022
JOB NO.
718922
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CITY PLAN COMMISSION

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

kcmo.gov/planning

October 06, 2022

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
4510 Belleview
Kansas City, MO 64111

Re: **CD-CPC-2022-00150** - A request to approve a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169

Dear Rachelle Biondo:

At its meeting on October 04, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at Genevieve.Kohn@kcmo.org or (816) 513-8808.

Sincerely,

Genevieve Kohn
Planner



Plan Conditions

Report Date: October 06, 2022

Case Number: CD-CPC-2022-00150

Project: Bristol South Apartments

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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 prior to Certificate of Occupancy.
4. All roof and ground mounted mechanical and utility equipment shall be screened in accordance with Section 88-425-08
5. The developer shall receive approval of a minor subdivision lot line adjustment, prior to building permit, to ensure all lots in the development area are served properly by public utilities

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

6. 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.
7. 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.
8. 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.
9. 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 as may be required.
10. The developer provide acceptable easement and secure permits to relocated 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.
11. 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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

12. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

14. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018

15. • a Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
- Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
17. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
- Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

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

18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy. If any private open space is to serve in satisfying the parkland requirements, said space shall be platted into a private open space tract(s).

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
20. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
21. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2022-00150

Brief Title

A request to approve a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169. (CD-CPC-2022-00150)

Details

Location: generally located at the northwest corner of NW Shoal Creek Pkwy and HWY 169

Reason for Legislation: Development plans requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- The following conditions in the staff were removed by the City Plan Commission because the property is not being platted, there was no TIS required for this project, and duplicate storm drainage comment.
- #5, 7, 8, 10, 22
- A new condition was added by the Commission at the request of staff and the applicant that is #5 in the CPC Disposition letter. See language below:
- “The developer shall receive approval of a minor subdivision lot line adjustment, prior to building permit, to ensure all lots in the development area are served properly by public utilities”

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District Loar, Fowler
Applicants / Proponents	Applicant Rachelle Biondo Rouse Frets White Goss Gentile Rhodes City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission 8-0 on 10/4/2022 By Allender, Baker, Crawl, Hill, Rojas, Sadowski <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

--

	<input type="checkbox"/> Do not pass
--	--------------------------------------

Fact Sheet Prepared By: Genevieve Kohn Planner	Date: 10/6/2022	Initial Application Filed: 8/11/2022
Reviewed By: Joe Rexwinkle Division Manager	Date: 10/6/2022	City Plan Commission Action: 10/4/2022
Reference Numbers: CD-CPC-2022-00150		Revised Plans Filed: 9/16/2022
		On Schedule: Yes
		Off Schedule Reason: N/A

Bristol South Investments, LLC | Bristol South Apartments Major Amendment to Approved Development Plan



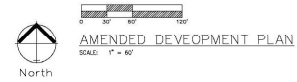
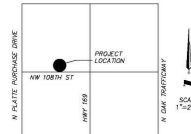
Neighborhood Planning and Development Committee
Ordinance No. 220915
October 19, 2022

Administratively Approved
 City Planning and Development:
 Development Management Division
 Staff: Genevieve Kohn
 Date of Approval: 5/25/2022

MINOR AMENDMENT TO APPROVED DEVELOPMENT SOUTH BRISTOL CENTER DISTRICT

B2-2

City Kansas City, Clay County, Missouri



VICINITY MAP
 SEC. 26 & 27-52-33

INDEX OF SHEETS:

- 1 OF 2 - AMENDED DEVELOPMENT PLAN
- 2 OF 2 - DEVELOPMENT SUMMARY TABLE
- 1 OF 1 - PRELIMINARY PLAT
- C.001 - COVER SHEET
- C.002 - EXISTING CONDITIONS
- C.100 - SITE PLAN
- C.200 - GRADING PLAN
- C.300 - UTILITY PLAN
- L.100 - LANDSCAPE PLAN
- E.100 - LIGHTING PLAN
- A.1 - EXTERIOR ELEVATIONS
- A.2 - EXTERIOR ELEVATIONS

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 PROFESSIONAL REGISTRATION
 Missouri
 Engineering 000000190-D
 Surveying 2000000190-D
 Kansas
 Engineering 00-000
 Surveying 00-000
 Professional
 Engineering 0254
 Nebraska
 Engineering 04549

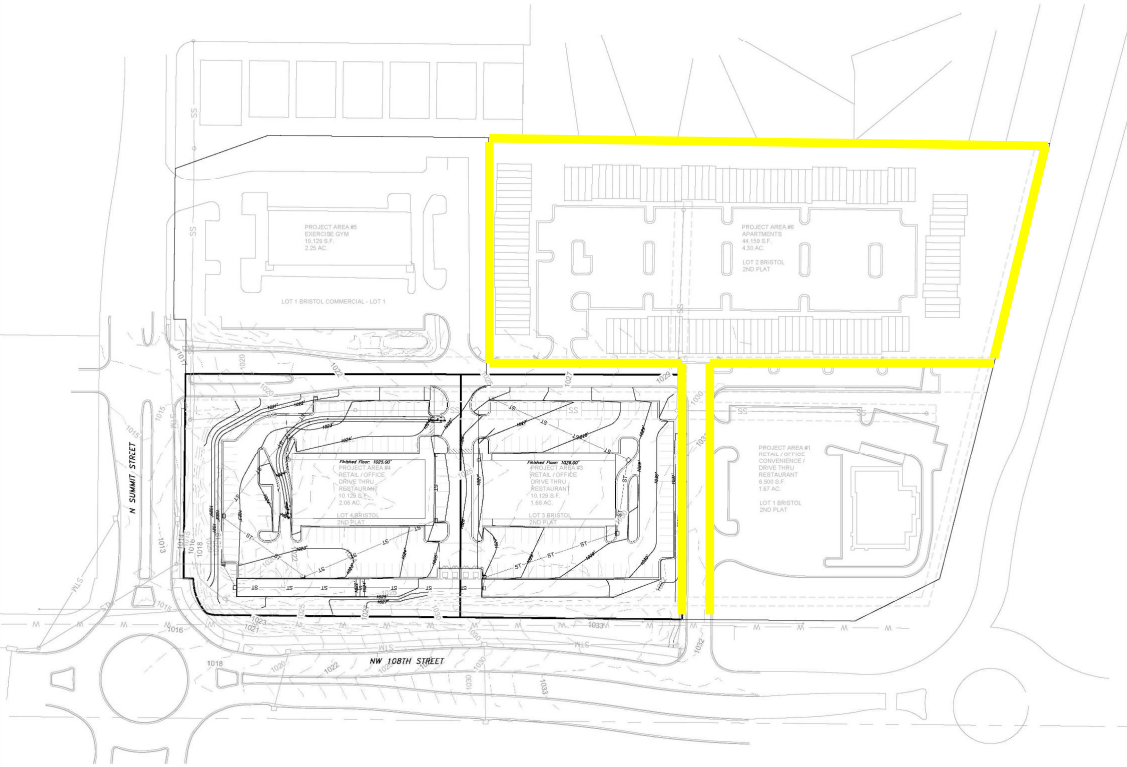
AMENDED DEVELOPMENT PLAN
 SOUTH BRISTOL CENTER DISTRICT B2-2
 Kansas City, Clay County, Missouri

AMENDED DEVELOPMENT PLAN
 SOUTH BRISTOL CENTER DISTRICT B2-2
 Kansas City, Clay County, Missouri



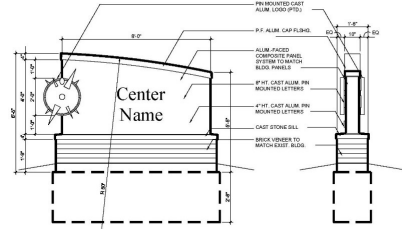
REVISIONS

NO.	DATE	DESCRIPTION

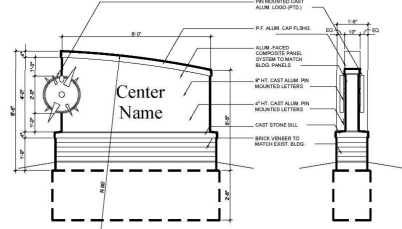


LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°29'14" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1225.51 FEET; THENCE NORTH 00°34'45" EAST, 610.78 FEET; THENCE SOUTH 89°29'14" EAST, 30.00 FEET; THENCE NORTH 70°51'54" EAST, 114.56 FEET; THENCE SOUTH 89°29'14" EAST, 904.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 169, AS NOW ESTABLISHED; THENCE SOUTH 14°08'54" WEST, ALONG SAID WESTERLY LINE, 572.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 10TH STREET, AS NOW ESTABLISHED; THENCE NORTH 89°29'52" WEST, ALONG SAID NORTHERLY LINE, 447.67 FEET; THENCE SOUTH 79°40'22" WEST, ALONG SAID NORTHERLY LINE, 254.92 FEET; THENCE NORTH 00°07'09" WEST, ALONG SAID NORTHERLY LINE, 35.03 FEET; THENCE NORTH 89°29'14" WEST, ALONG SAID NORTHERLY LINE 211.10 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.02 ACRES, MORE OR LESS.



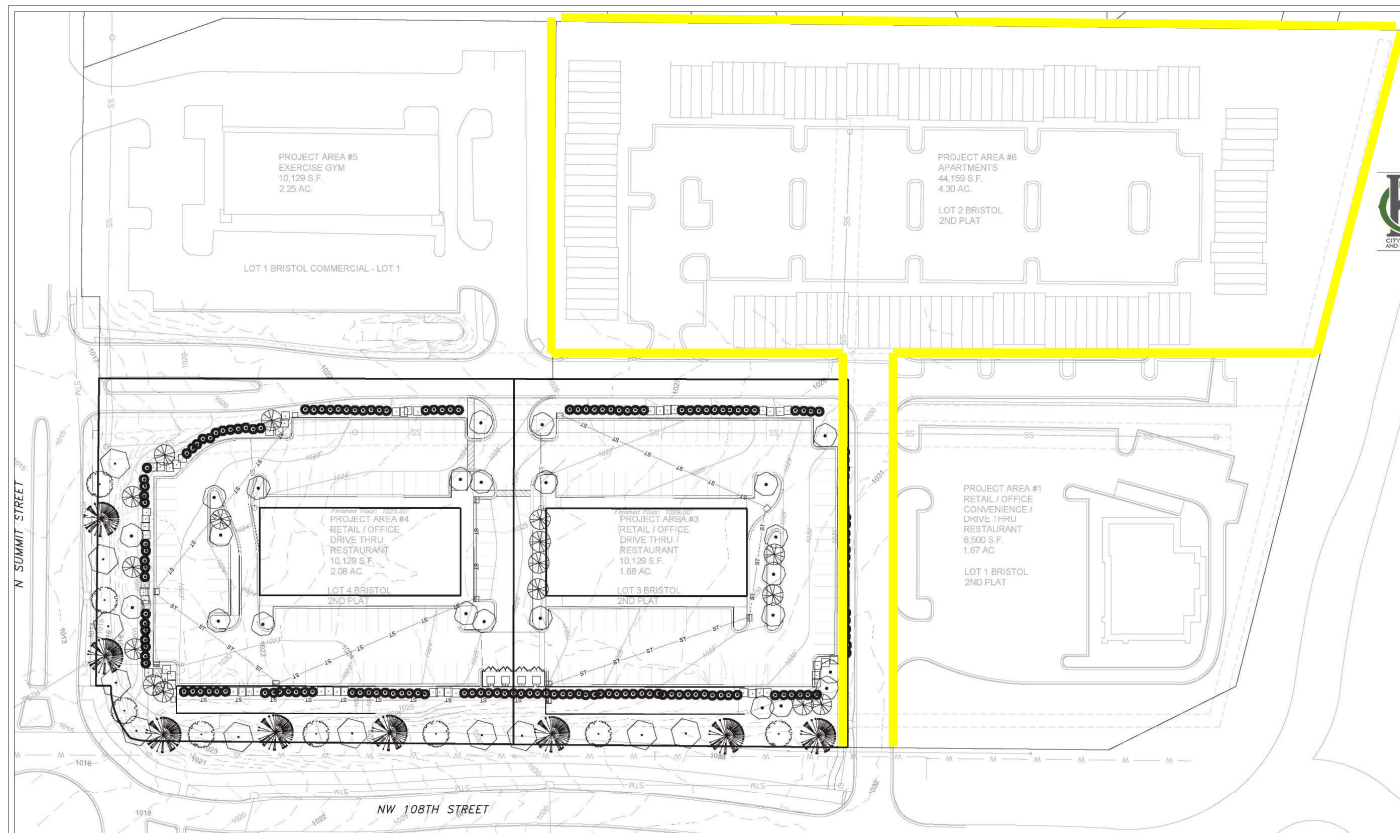
- D. FRONT ELEVATION**
- One pillar sign or structure of permanent face construction is permitted.
 - Sign shall not exceed 30' in height and 10' in horizontal dimension.
 - Sign shall be setback 20' from property line.
 - Sign may identify the center.
 - If a building which abuts the lot or more major streets, one pillar sign shall be permitted along each such street according to these standards.



- D. FRONT ELEVATION**
- Two pillar sign are permitted per street abutting the district.
 - Sign shall only indicate the name of the center.
 - Sign shall be setback 10' from property line.
 - Sign shall not exceed 30' in height.
 - Sign shall not extend more than 4' above the ground level.

OWNER:
 SHEETS SOUTH INVESTMENTS LLC
 CONTACT NAME: BRIAN MERTZ
 EMAIL: BMERTZ@SHEETS.COM
 PHONE: 816.916.2676
 ADDRESS: 3807 NW 20th AVENUE RD
 KANSAS CITY, MO 64122

CIVIL ENGINEER:
 ENGINEERING SOLUTIONS
 CONTACT NAME: MATT SCHLICHT
 EMAIL: MSCHLICHT@ES.COM
 PHONE: 816.623.3845
 ADDRESS: 6102 26TH STREET
 LEES SUMMIT, MO 64082



Administratively Approved
 City Planning and Development:
 Development Management Division
 Staff: Genevieve Kahn
 Date of Approval: 6/28/2022

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 MISSOURI PROFESSIONAL REGISTRATION NO. 0000002196-D
 SURVEYING PROFESSIONAL REGISTRATION NO. 00000001919-0
 MISSOURI PROFESSIONAL REGISTRATION NO. 00000001919-0
 MISSOURI PROFESSIONAL REGISTRATION NO. 00000001919-0
 MISSOURI PROFESSIONAL REGISTRATION NO. 00000001919-0

South Bristol Center District B2-2
 Landscape Plan
 Minor Amendment to Approved Development
 SOUTH BRISTOL CENTER DISTRICT B2-2
 Kansas City, Clay County, Missouri

Project No. 6074
 KCMO
 Issue Date: April 29, 2022

REVISIONS

PLANTING GUIDE

LANDSCAPE REQUIREMENTS
 PER 86-428 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:
 STREET TREES (86-428-2)

A. At least one street tree is required for each 30 feet of street frontage.
 LOCATION REQUIREMENT PROVIDED
 N 108th St 200 Feet 8 Trees Required 8 Trees
 NW 108th St 553 Feet 18 Trees Required 18 Trees

86-428-45 Exterior Landscaping of Vehicular Use Areas
 B. 1 Tree per 30 feet of parking and a continuous 2' high screening.
 Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 2' high screening (Requirement NM)

86-428-46 Interior Landscaping of Parking Lots
 A. At least 20 square feet of exterior landscape area is required per parking space.
 20' Parking Spaces 6,000 sq. ft. Required (Requirement NM)

86-428-46 Plant Materials
 1. One Tree per 8 parking spaces 301 parking spaces 40 Trees Required 40 Trees Provided
 2. One Shrub is required per parking space 301 parking spaces 201 Shrubs Required 201 Shrubs Provided

SYMBOL	QUANT.	KEY	NAME	SIZE
	11	T4	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	16	N3	NORWAY SPRUCE PICEA OMBRES	6" HT.
	24	RR	OKLAHOMA REDBUD CERISER BENTONENSIS "OKLAHOMA"	3" CAL
	161	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS "HOLBERT"	#3 POT
	63	B3W	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	8	SM	CADDO SUGAR MAPLE ACER SACCHARUM "AUTUMN SPLendor"	3" CAL
	8	RO	RED OAK QUERCUS BOBBA	3" CAL

Elevations



ABBREVIATIONS
 AN ANCHOR BOLT
 AFD ABOVE FINISH FLOOR
 BT BOTTOM
 BOF BOTTOM OF
 BOS BOTTOM OF STEEL
 C CONCRETE
 CC CENTER TO CENTER
 CH CHIMNEY/CHIMNEY
 CLS CEILING
 CLR CLEAR
 CMU CONCRETE MASONRY UNIT
 CO CLEAN OUT
 COL COLUMN
 CONC CONCRETE
 CONT CONTINUOUS
 DN DOWN
 DS DOWNSPROUT
 DTL DETAIL
 EA EACH
 EL ELEVATION
 EQIP EQUIPMENT
 ES EACH SIDE
 EJ EXPANSION JOINT
 FF FINISH FLOOR
 FFA FROM FLOOR ABOVE
 FFB FROM FLOOR BELOW
 FW FIRE WYEWALL
 FF FINISH FLOOR
 GA GAUGE
 GALV GALVANIZED
 GC GENERAL CONTRACTOR
 GPR GR Gypsum BOARD
 HR HORIZONTAL
 HM HOLLOW METAL
 HSB HOLLOW STRUCTURAL SECTION
 HT HEIGHT
 JT JOINT
 L ANGLE
 LAM LAMINATE
 LP LIGHT POLE
 MCK MCKEESSE
 MECH MECHANICAL
 MANF MANUFACTURER
 MH MANHOLE
 MIN MINIMUM
 MTL METAL
 NTS NOT IN CONTACT
 NTS NOT TO SCALE
 OC OUTSIDE CORNER
 OVD OVERHEAD DOOR
 OSB ORIENTED STRAND BOARD
 PAF POWDER ACTUATED FASTENER
 PMS PMS
 PED PEDESTAL
 PERF PERFORATED
 PL PLATE
 PNB POINT OF BEGINNING
 PP POWER POLE
 PRS END
 RCR REINFORCED CONCRETE PIPE
 REF REFERENCE
 REVD REVISION
 SAN SANITARY
 SECT SECTION
 SHT SHEET
 SMI SMI
 SQ SQUARE
 ST STANDARD
 SYN SYNTHETIC
 TO TOP OF STEEL
 TYP TYPICAL
 UNL UNLESS NOTED OTHERWISE
 VOLT VOLT
 VFB VENT BELOW FLOOR
 VC VENT, COMPOSITE
 VERT VERTICAL
 VTR VENT THRU ROOF
 W WATT
 WWF WELDED WIRE FABRIC



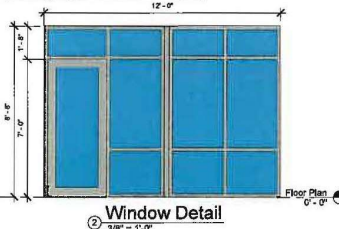
CODE REQUIREMENTS

2012 IBC, IMC, IECC, IFGC
 2012 UPC
 2011 National Electric Code
 2012 International Fire Code

PLANS COMPLY WITH A117.1 2003 ACCESSIBILITY CODE IN COMPLIANCE WITH MUNICIPAL CODE ADDITION ARTICLE II SECTION 18-40 BY REFERENCE THRU 80.2012

Use Group - B
 Construction Type - VB
 Allowable Building Area - 9,000 Sq Ft
 Area W/ Frontage Increase = 12,600 Sq Ft
 Actual Building Area = 10,000 Sq Ft
 Building Height - 20' / 1 Story
 Building Occupant Load - 0
 Occupant Category
 Per Future Tenant Finish
 Current Occupancy - 0 persons
 ALL BLDG TO COMPLY WITH 2012 IBC 2009 AND 2009.3 IN HAZARDOUS LOCATIONS

REGULATION VALUES	
PERMEATION U-FACTOR	.28
FATIGUE	R-38
ABOVE DECK	R-38 GIRT.
WALL 12" MIN	R-15
CLIMB WALLS (UNHEATED)	R-15 TO 24"
ROLL UP DOORS	R-4.75



NEW BUILDING BRISTOL SOUTH INVESTMENTS LLC 169 & Shoal Creek Kansas City, Missouri

William Lee Rhoad AIA
 A-0 - 3D / Code Data
 A-1 - Floor Plan & Details
 A-2 - Elevations
 A-3 - Building Sections
 A-4 - Wall Sections
 E-1 - Electrical / Site Plan
 E-2 - Photometric Plan
 LS-1 - Landscape Plan

DRAWING INDEX

LORAC Design - Joseph Towns, P.E.
 315-538-0719 - Lee's Summit, MO
 816-753-6132
 S-1 - Foundation & Framing Plan
 S-2 - Tile Sheet
 C2 - Minor Site Plan
 C3 - Fire Protection & Service Plan
 C4 - BMP Plan
 C5 - Curb & Paving Plan
 C6 - Grading & Erosion Control Plan
 C7 - Sidewalk Ramp & Civil Details

Renaissance Infrastructure Consulting
 Steve Warner, P.E.
 816-753-6132
 C1 - Title Sheet
 C2 - Minor Site Plan
 C3 - Fire Protection & Service Plan
 C4 - BMP Plan
 C5 - Curb & Paving Plan
 C6 - Grading & Erosion Control Plan
 C7 - Sidewalk Ramp & Civil Details

**PLANS FOR SHELL BUILDING ONLY
 ALL INT. FINISH PER TENANT
 PLANS TBD**

Administratively Approved
 City Planning and Development:
 Development Management Division

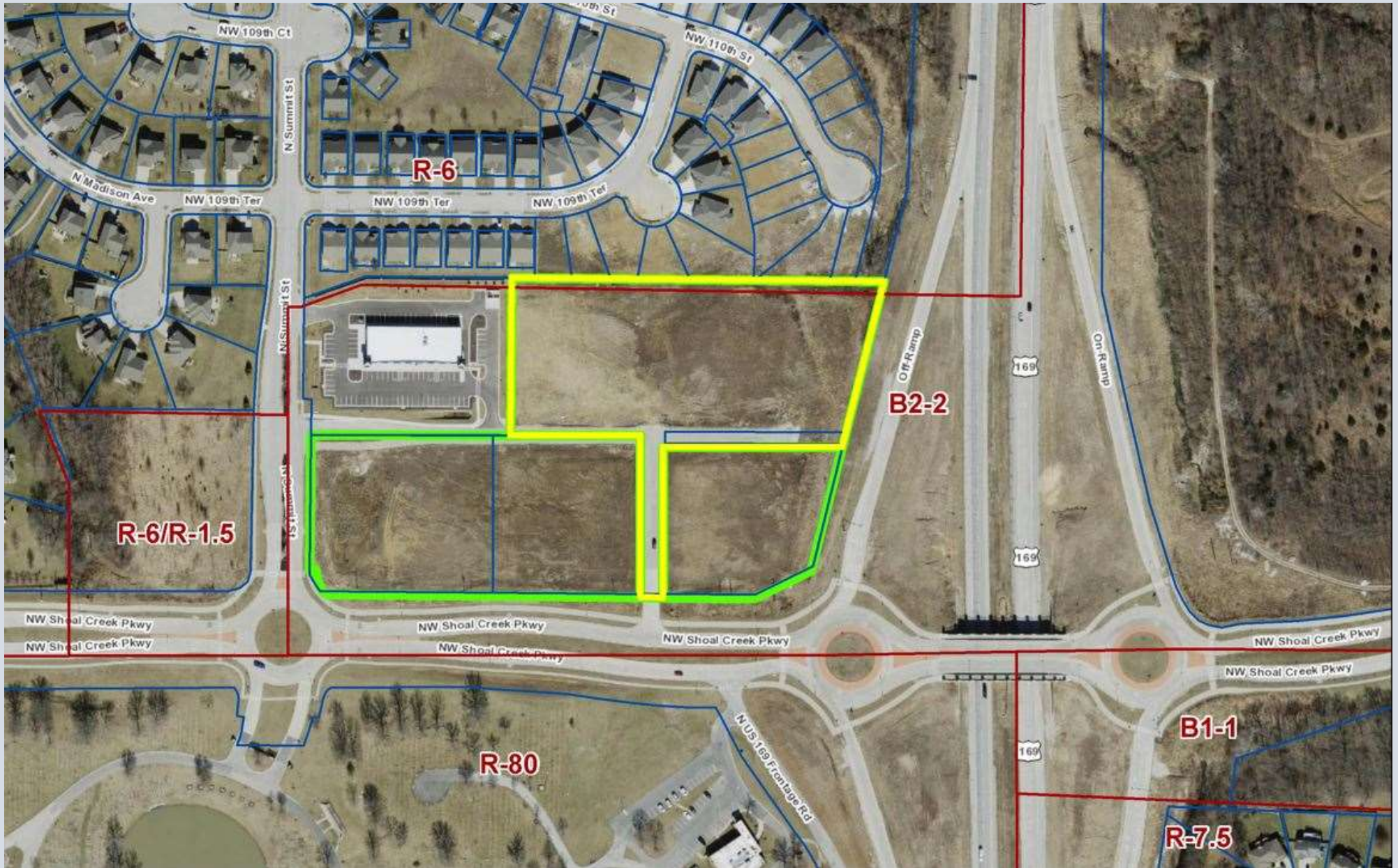
Staff: Genevieve Kohn
 Date of Approval: 5/25/2012

W. LEE RHOAD AIA ARCHITECT
 15225 WOODRIDGE ST PLATE CITY, MO 64679
 LLETRP@WLRB.COM 816-244-6386 LLETRP@WLRB.COM

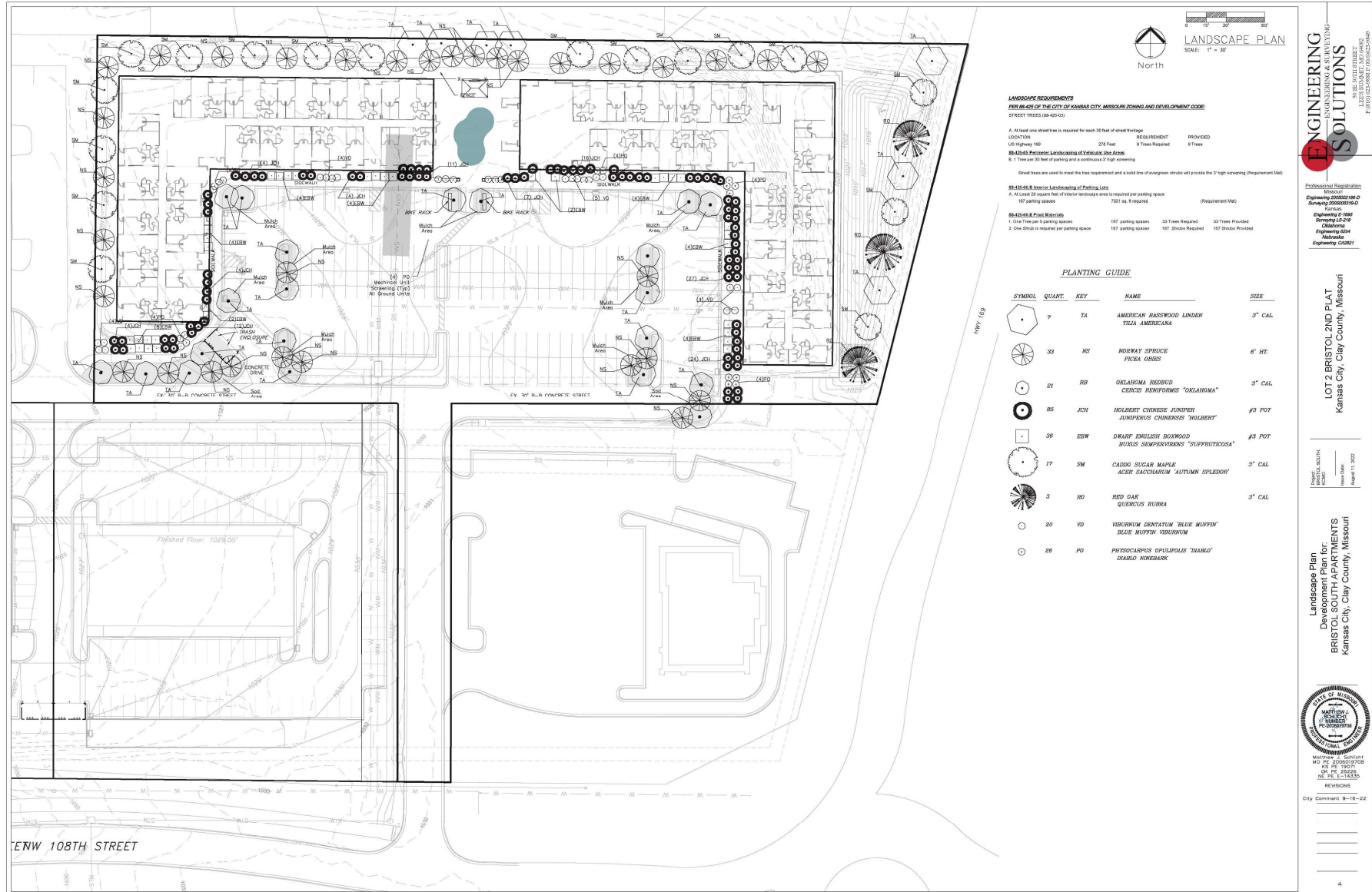
**NEW RETAIL CENTER
 BRISTOL SOUTH**
 169 & SHOAL CREEK, KANSAS CITY, MISSOURI

Cover
 Project Name: 169 & SHOAL CREEK
 Date: 5/25/2012
A-0
 Scale As Indicated

KCMO City Parcel Viewer Map and Zoning



Bristol South Apartments - Landscape Plan



Bristol South Apartments - Elevations

R021024-K00



1 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" SOUTH
1/8" = 1'-0"

MATERIAL KEY



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ
ARCHITECTS^{PC}

P. 913.831.1415
613.831.1563
NSPJ.COM
P. 03/16/2014

3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

NOT FOR CONSTRUCTION

9/18/2022 13:23:34 NSPJ ARCHITECTS



2 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" NORTH
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS

DATE: 09/18/2022
JOB NO: 718822
DRAWN BY: SHALL
SHEET NO.

A3.14

Bristol South Apartments - Elevations



1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" WEST
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" SOUTH END
1/8" = 1'-0"

MATERIAL KEY



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
NSPJ
ARCHITECTS-
P. 913.831.1415
F. 913.831.1563
NSPARCH.COM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
SHALL
SHEET NO.

A3.11

Bristol South Apartments - Elevations

MATERIAL KEY

MANUFACTURED STONE VENEER	LAP SIDING PAINTED SW 7548
BOARD AND BATTEN PAINTED SW 7521	CEDAR
DARK BROWN SHINGLES	SW 939 - DARK OLIVE
SW 708 - LIGHT BRONZE	SW 705 - PLAY STATION SHUTTER
SW 702 - RUSTIC RED	SW 703 - RUSTIC RED

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ
ARCHITECTS^{PC}
3515 W. 25TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" SOUTH
④ 1/8" = 1'-0"



SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" NORTH
② 1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718222
DRAWN BY:
BHALL
SHEET NO.

A3.12

NSPJ-2022-09-16

NSPJ-2022-09-16

NSPJ-2022-09-16

Public Engagement Meeting

- Public Engagement Meeting held on September 15, 2022.

Request

Bristol South Investments requests approval of Ordinance No. 220915, the Major Amendment to Approved Development Plan for construction of Bristol South Apartments, consisting of 112 units, subject to all conditions in the ordinance.



File #: 220612

ORDINANCE NO. 220612

Amending Chapter 18, Code of Ordinances, by repealing Sections 18-10, Unsafe structures and equipment, 18-20, Fees, and 18-21, Inspections, and enacting in lieu thereof new sections of like number and subject matter to update the City's periodic building inspection protocols and conduct a one-time inspection of the structural adequacy of each building within the City greater than four stories in height as defined by the current building code and built prior to 1950.

WHEREAS, the City Council passed Resolution No. 210581 directing the City Manager to review Kansas City's current policies related to inspection of building structures owned or leased by the City and engage with stakeholders who could provide recommendations on appropriate safety protocols to ensure the structures are safe for occupancy on a regular basis; and

WHEREAS, the scope of this policy review was expanded to identify recommendations on current policies related to the inspections of privately owned structures in addition to City owned or leased structures; and

WHEREAS, City staff has engaged with stakeholders who provided recommendations on appropriate safety protocols to ensure the structures are safe for occupancy on a regular basis; and

WHEREAS, City staff also reviewed current City requirements for inspections of existing buildings, reviewed periodic building inspections requirements from other cities and identified time and cost factors associated with proposed revisions to current periodic inspection standards; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 18, Code of Ordinances, is hereby amended by repealing Sections 18-10, 18-20 and 18-21 and enacting, in lieu thereof, new sections of like number and subject matter to read as follows:

CHAPTER 18

**ARTICLE I.
IN GENERAL**

Sec. 18-10. Unsafe structures and equipment.

(a) *General.* No person, firm, corporation, partnership, association, organization or governmental agency properly regulated by the city shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, maintain or own any building, building use, structure, sign, appendage or building service equipment in an unsafe manner.

(b) *Conditions.* Structures or equipment which are or hereafter become unsafe, unsanitary or deficient because of, but not limited to, incapability to carry the loads for which it was designed, inadequate means of egress facilities, inadequate light and ventilation, or inadequate life-safety systems; or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare due to inadequate maintenance, dilapidation, obsolescence, fire, disaster, damage, failure or abandonment; or which involve illegal or improper use or occupancy; or are defined as a dangerous building or structure by Chapter 56 of the City Code; or are defined as unsafe by any other City codes and ordinances; shall be deemed unsafe. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry may be deemed unsafe by the building official.

(c) *Notice.* If an unsafe condition is found, the building official may serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

(d) *Method of service.* Such notice shall be deemed properly served if a copy thereof is: (a) delivered to the owner personally; or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

(e) *Restoration.* The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of section 18-4(b) of this chapter and *International Existing Building Code*, as amended. The preparation of a plan to restore a structure or equipment to a safe condition must be prepared by a licensed design professional and include at minimum the identification of structural deficiencies, required structural

improvements and a timeline in which the required repairs are to take place. Once the required repairs or modifications have been completed, the licensed design professional that prepared the restoration plan shall certify all required repairs and alterations have been completed, and upon determination of the building official, the City shall then issue a letter of acceptance of repairs or modifications and the structure shall be allowed to be occupied.

(f) *Maintenance of signs.* All signs, together with all of their supports, braces, guys and anchors, shall be kept in repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times. Signs which no longer advertise a bona fide business, product or service shall be removed by the owner, agent or person having the beneficial use of the premises upon which such sign may be found within 30 days after vacating the premises.

(g) *Unsafe underground spaces, buildings, structures.* All unsafe underground spaces, buildings, structures or portions thereof are regulated as provided in subsections (a) and (b) of this section.

(h) *Emergency measures.* Where it reasonably appears there is an immediate danger to the health, safety or welfare of any person, the building official may take emergency measures to vacate and repair or demolish an unsafe building, building use, structure, sign or appendage. The structure or that part of the structure that is ordered vacated shall remain unused and unoccupied by either persons or vehicles until the building official has determined that the requirements of subsection (e) are met.

Sec. 18-20. Fees.

(a) *Generally.* Fees relating to work regulated by this chapter shall be assessed in accordance with the provisions of this section and section 18-21. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

(b) *Permit fees.*

(1) *Valuation of construction.* The determination of the value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued. Separate values or valuations shall be computed and separate permits shall be obtained and separate plan review fees shall be paid for each building or structure included in an application for permits. Fees

may be waived at the discretion of the building official during times of declared emergency.

- (2) *One- and two-family detached dwelling building, mechanical, plumbing, electrical, elevator and fire protection permit fees.* One- and two-family detached dwelling building, mechanical, plumbing, electrical, elevator and fire protection permit fees are as follows:

Total Valuation Fee

\$0.00--\$1,000.00.....

\$52.00

\$1,001.00--\$2,000.00.....

\$58.00

\$2,001.00--\$100,000.00:

For the first \$2,000.00.....

\$58.00

*Plus, for each additional \$1,000.00 or fraction thereof,
to and including \$100,000.00*

\$4.33

\$100,001.00 and over:

For the first \$100,000.00.....

\$483.00

Plus, for each additional \$1,000.00 or fraction thereof.....

\$1.41

In addition to the above fees, during the period of time beginning on October 1, 2012, and ending on September 30, 2013, a surcharge of \$50.00 will be applied to each building permit issued for the construction of a new one- or two-family detached dwelling. Proceeds from this fee will be applied to a sample testing program for building envelope and duct system leakage testing in accordance with Article III of this chapter.

- (3) *Building, mechanical, plumbing, electrical, elevator and fire protection permit fees for other than one- and two-family detached dwellings.* Building, mechanical, plumbing, electrical, elevator and fire protection permit fees for other than one- and two-family detached dwellings are as follows:

Total Valuation Fee

\$0.00--\$500.00..... \$
52.00

\$501.00--\$2,000.00.....
\$93.00

\$2,001.00--\$200,000.00:

For the first \$2,000.00.....
\$93.00

*Plus, for each additional \$1,000.00 or fraction thereof,
to and including \$200,000.00*
\$14.00

\$200,001.00--\$1,000,000.00:

For the first \$200,000.....
\$2,774.00

*Plus, for each additional \$1,000.00 or fraction thereof,
to and including \$1,000,000.00.....*
\$9.00

\$1,000,001.00 and over:

For the first \$1,000,000.00
\$9,965.00

Plus, for each additional \$1,000.00 or fraction thereof.....
\$3.90

(4) *Demolition permit fees. Demolition permit fees are as follows:*

a. *One- and two-family dwellings and detached accessory
buildings per building*
\$90.00

b. *All other structures.....*
\$221.00

c. *Pre-demolition inspection fee. A pre-demolition inspection fee
shall be paid to the building official prior to a pre-demolition*

inspection being performed. The pre-demolition inspection fee shall not apply towards the demolition permit fee and shall be assessed as follows:

*One and two family detached dwellings per building:.....
\$38.00*

*All other buildings per building:
\$106.00*

(5) **Sign permit fees.** Sign permit fees are as follows: Type of Sign Fee

a. **Combination and freestanding signs:**

1. *Up to and including 20 square feet.....
\$142.00*

2. *And for each additional 20 square feet
or fraction thereof.....
\$24.00*

b. **Flat wall signs:**

1. *Up to and including 300 square feet.....
\$141.00*

2. *And for each additional 300 square feet
or fraction thereof.....
\$24.00*

c. *Marquees: Each marquee.....
\$467.00*

d. **Roof signs:**

1. *For surface area not to exceed 300 square feet.....
\$467.00*

2. *And for each additional 300 square feet
or fraction thereof.....
\$118.00*

e. **Temporary signs (displayed not longer than 60 days):**

*Each sign.....
\$54.00*

f. Outdoor Advertising Signs:

Fees shall be calculated as required for freestanding signs. Each face of such signs shall be calculated separately for permit fee calculations.

Outdoor advertising sign pre-permit inspection fee. An outdoor advertising sign pre-permit inspection fee shall be paid to the building official prior to an outdoor advertising sign pre-permit inspection being performed. The outdoor advertising sign pre-permit inspection fee shall not apply as part of the sign permit fee.

*Each sign.....
\$337.00*

(6) *Supplementary permit fees.* The fee for a supplementary permit to cover any additional value not included in the original permit shall be the difference between the fee paid for the original permit and the fee which would have been required had the original permit included the entire value. The minimum supplemental permit fee assessed shall be \$54.00.

(7) *Partial permit fees.* When a permit for the construction of part of a building, structure, or building service equipment is requested by the applicant, fees shall be determined in accordance with section 18-20(b)(2) and (3), based on the valuation of work to be performed, as separate permit fees and not as supplementary fees. The minimum fee for a partial permit shall be \$83.00.

(8) *Fast Track Permit Fees.* The fee for a fast track permit issued prior to approval of plans review shall be \$ 80.00. The Fast Track Permit Fee shall be in addition to all other fees due.

(9) *Building moving permit fee.* The fee for a building moving permit shall be \$221.00.

(10) *Building moving pre-permit inspection fee.* A building moving pre-permit inspection fee shall be paid to the building official prior to a building moving pre-permit inspection being performed. The building moving pre-permit inspection fee shall be in addition to all other fees due.

Each building.....\$106.00

(c) *Construction document review fees.*

- (1) *Initial construction document review fee.* For other than one- and two-family dwellings, when a construction document is required to be submitted, a construction document review fee shall be paid to the building official at the time of submitting the construction documents for review. Such construction document review fee shall be one-half of the permit fee and shall be a credit toward the total fee when the permit is issued.

- (2) *Resubmittal construction document review fees.* When previously identified deficiencies remain uncorrected on subsequent submittals or when items certified on the Checklist for Building Permit Construction Document Submittal as being provided are omitted, a resubmittal construction document review fee shall be assessed at the time of resubmittal of the discipline. This fee shall be one eighth of the total permit fee for resubmittal deficiencies. The fee for certified checklist omissions shall be \$ 75.00. Such resubmittal construction document review fee shall not apply as a credit toward the total permit fee. Maximum resubmittal fee shall be as follows:
 - a. One- and two-family dwelling construction document.....
\$30.00
 - b. Other than one- and two-family dwelling construction
document.
\$295.00

- (3) *Changes to previously reviewed plans.* Review of such changes shall be assessed a fee as follows:
 - a. *Minor reviews*
\$54.00
 - b. Major reviews 1/2 of initial construction document review
fee paid.

The director or designee shall have the authority to determine the extent of the changes requested and the fee which shall apply. This fee shall be in addition to any other fees required.

- (4) *Scheduled express review fees.* When scheduled express review is requested by the applicant, a fee of \$ 30.00 for one- and two-family dwellings and a fee of \$ 75.00 for all other structures shall be assessed. Such fees shall be in addition to required permit fees. Eligibility for scheduled express review service shall be determined by the building official based on the complexity of the review and availability of staff to perform the review.

- (5) *Priority Project review fee.* When priority status is requested by the applicant, a fee of 2 times the permit fee shall be assessed. Eligibility for priority status shall be determined by the building official based on the complexity of the project and availability of staff to perform the review.
- (6) *Master Plan Review without permit application.* When a Master Plan is submitted for review without a corresponding permit application, a fee of one-half the normal permit fee shall be assessed. This fee shall not be credited to future permit applications.
- (7) *Optional preliminary code review design meetings.* When requested by the applicant, preliminary code review meetings may be conducted and a fee shall be assessed for other than one- and two-family detached dwellings as follows:
 - a. *One- and two-family dwellings*
..... *no fee*
 - b. *Proposed design less than 20,000 square feet*..... *\$ 75.00*
 - c. *Proposed design 20,000 square feet to 40,000 square feet*..... *\$147.00*
 - d. *Proposed design more than 40,000 square feet*..... *\$222.00*
- (8) *Re-review and stamping of lost construction documents to replace applicant's reviewed field set of construction documents.* Such review and stamping shall be assessed a fee of 25% of the initial construction document review fee paid with a minimum fee of \$ 50.00. The maximum fee paid shall be \$ 561.00. Such fees shall be in addition to other required permit fees.
- (9) *Stamping of additional sets of construction documents.* One set of reviewed construction documents shall be provided to the applicant upon permit issuance. Stamping of additional sets of construction documents at the applicant's request shall be assessed a fee of \$ 24.00 per set.
- (10) *Nighttime building permits.* The application fee for a nighttime building permit shall be \$ 68.00. Such fees shall be in addition to other required permit fees.
- (11) *Occupant load certificate fee.* When requested by the applicant, the occupant load of a building or portion of a building will be calculated and

a fee shall be assessed of \$143.00.

(12) *Replacement of occupant load certificate or certificate of occupancy.* When requested by the applicant, a replacement copy of a previously issued occupant load certificate or certificate of occupancy, if located, will be generated. A fee shall be assessed of..... \$36.00 per request.

(13) *Floodplain certificate fee.* The application fee for a floodplain certificate shall be assessed as follows:

- a. One- and two-family dwelling floodplain certificate..... \$
54.00
- b. Other than one- and two-family dwelling floodplain
certificates \$
112.00

(14) *Code compliance verification letter fee.* When requested by the applicant, information related to the status of property with regard to building code and land use regulations will be retrieved and transmitted to the applicant and a fee shall be assessed of \$143.00.

(15) *Address change processing fee.* When requested by the property owner, address changes in compliance with addressing standards shall be processed and a fee shall be assessed as follows:

- a. One and two family detached dwellings per building:
\$36.00
- b. All other buildings per building:
..... \$143.00

(d) *Expiration of permit.* The fee to renew an expired permit shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that any suspension or abandonment of the work has not exceeded one year.

(e) *Commencement of work without permit.*

(1) Wherever any work for which a permit is required by this article has been commenced without first obtaining a permit, a special investigation may be made before a permit is issued for such work.

(2) Where work for which any permit is required by this article is started prior to obtaining the permit, the fee specified for such permit shall be tripled.

This provision shall not be construed as permission to begin work without the required permit except as follows:

- a. In case of an emergency as set forth in section 18-16(a)(1)b.; or
- b. In case the work is being done at a one-family dwelling by the person who owns and occupies such dwelling and the permit is applied for before the end of the workday following notification.

(f) *Fee refunds.* Where no portion of the plan review for an application has been commenced, or where no portion of the work covered by a permit issued by the building official has been commenced, the applicant may request in writing that the application or permit be canceled and the plan review or permit fee be refunded. The applicant shall then be entitled to a refund of 90 percent of the applicable fee actually paid, except that a full refund will be made when the fee was paid or collected in error. Refunds will not be made for fees representing work having been done prior to the time the fee refund request is made. Under any circumstance, fee refund requests must be made within 180 days after the date of payment if no permit is obtained, or 30 days after the permit is canceled or expired.

(g) *Fee for certificate of occupancy.*

(1) *Fee for certificate of occupancy not related to work under a building permit.* Where a certificate of occupancy is required other than in connection with work under a building permit, the person applying for the certificate shall, at the time of filing application therefore, pay to the building official a fee as required for a team inspection in section 18-20 (h). If it is determined that work requiring a permit is necessary for issuance of the certificate, this fee shall be applied toward the permit fee.

(2) *Temporary certificate of occupancy fees.* When a temporary certificate of occupancy is requested by the applicant in connection with work under a building permit and conditions warrant issuance of a temporary certificate of occupancy pursuant to section 18-23(d) of this chapter, a fee shall be assessed according to the following schedule:

- a. Residential one- and two-family dwellings, townhouses and associated accessory structures:

1st temporary certificate..... \$
0.00

2nd and subsequent certificates.....
\$222.00 2nd and subsequent certificates when certificate is
over

5 working days expired.....
\$444.00

b. All other structures:

1st temporary certificate.....
\$0.00

2nd and subsequent certificates.....
\$444.00 2nd and subsequent certificates when certificate is
over

5 working days expired.....
\$888.00

The Building Official is authorized to develop written procedures by which the renewal fee may be waived due to special circumstances.

(h) Inspection fees.

- (1) *Certificate of inspection for underground spaces.* Inspection and certification of underground space pursuant to section 18-21(g)(2) of this chapter shall be performed by the building official upon payment of a fee of \$ 368.00 payable upon application for certificate of inspection.

- (2) *Certificate of inspection for elevators.* The fee for the administration of and or inspections and testing of elevator equipment pursuant to section 18-21(g)(1) of this chapter shall be of \$ 135.00 for the first three floors, or 30 feet of travel, plus \$11.00 for each additional three floors, or 30 feet of travel or fraction thereof. The elevator equipment owner or maintainer shall remit these fees within 60 days of billing. The elevator equipment inspection and tests shall not be scheduled or performed until these fees have been received. Failure to remit these fees within the 60 days will result in a \$ 17.00 additional administrative fee associated with the cost of the re-billing process for each piece of elevator equipment being billed. All called-for inspections or tests to be performed by Department of City Planning and Development inspectors shall be subject to a minimum fee of \$ 34.00 per each piece of elevator equipment scheduled for inspection and test, if the inspection test is not made or is not completed and the Department of City Planning and Development inspector has appeared at the inspection test site, ready to inspect or observe the test, or the scheduled inspection and test is either canceled or rescheduled less than three working days prior to the scheduled date. Payment of fees associated with the failure to perform an inspection and test scheduled with Department of City planning and development inspectors is the responsibility of the registered elevator contractor who scheduled the elevator equipment inspection and test. All fees outlined above are due and payable to the Department of City planning and development even when the inspection and testing is performed by a qualified person authorized by the enforcing authority.

- (3) *Fee for follow-up inspection per state requirements.* The fee for a follow-up inspection of elevator equipment by city personnel pursuant to the Elevator Safety Act and Rules of the State of Missouri shall be \$ 73.00. The fee shall be waived if the inspection is performed at the same time as a follow-up inspection pursuant to section 18-21(g)(1) of this code. The fee, when required, shall be paid before the follow-up inspection is performed.

- (4) *Certificate of inspection for communication towers.* Inspection and certification of communication towers pursuant to section 18-21(g)(3) of this chapter shall be completed by the building official upon payment of a fee of \$ 147.00 payable upon application for certificate of inspection.

- (5) *Certificate of inspection for parking station structures, privately owned pedestrian bridges, and structure supported pools.* Inspection and certification of parking station structures, pedestrian bridges, and structure supported pools pursuant to section 18-21(g) of this chapter, shall be completed by the building official upon payment of a fee of \$ 295.00 payable upon application for certification of inspection. *Reinspection fees.* When work for which an inspection is requested is not complete (not ready when inspector arrives) or when deficiencies identified on two previous inspection events have not been completed a fee of \$ 75.00 shall be assessed and no further inspections shall be completed until such fee is paid.

- (6) *Inspections outside of normal business hour fees.* When the permit holder requests inspections outside of normal business hours, a fee of \$ 60.00 per hour, to include travel time, with a minimum fee of \$ 238.00 shall be assessed for such service. Eligibility for inspections outside of normal business hours shall be determined by the building official based upon the nature of inspections requested and the availability of staff to perform the inspections.

- (7) *Team inspection fee.* When requested by the applicant, the building official may conduct a team inspection of a site/building for the purpose of providing the applicant a written assessment of code issues which may assist the applicant in planning a project or in problem solving. Eligibility for team inspections shall be determined by the building official based upon the nature of inspections requested and the availability of staff to perform the inspections. A fee, payable prior to the inspection being performed, shall be assessed as follows:
 - a. *Buildings/projects less than 20,000 square feet.....*
\$299.00

 - b. *Buildings/projects 20,000 square feet to 40,000 square feet*

..... \$396.00

c. Buildings/projects more than 40,000 square feet.....
\$495.00

(8) *Electrical service reconnect fee:* When a request is made by a property owner for an inspection of an existing electrical service for the purpose of approving the electric utility connection, a fee of \$ 54.00 shall be assessed. If it is found that work requiring an electrical permit is required, this fee may be credited toward the permit fee.

Exception: Reconnection of a service due to a fire occurring within the 90 days prior to the request.

(i) *Code modification request fees.* Code modification requests (CMR) submitted pursuant to section 18-6 of this chapter shall be assessed the following fees:

(1) *One- and two-family dwellings per dwelling unit.....*
\$53.00

(2) All other structures per building or tenant space,
whichever is greater..... \$
112.00

(3) When multiple units of one and two-family dwellings are submitted for the same project in the same request, or when multiple buildings or tenant spaces for all other structures are submitted for the same project in the same request, the maximum fee will be...
..... \$590.00

(4) Requirements contained in Article XII, contractors, division 3,
licensing.....
. \$53.00

(j) *Building and fire codes board of appeals fees.*

(1) *One- and two-family dwellings per dwelling unit.....*
\$53.00

(2) All other structures per building or tenant space,
whichever is greater.....
\$112.00

(3) When multiple units for one- and two-family dwellings are submitted for the same the same project, in the same request, or when multiple buildings or tenant spaces for all other structures are submitted for the

same project in the same request, the maximum fee will be..... \$590.00

- (4) Requirements contained in Article XII, contractors, division 3, licensing.....
. \$53.00
- (5) Continuance requested by appellant..... one half of original filing fee
- (6) No filing fee will be charged for appeals of decisions on code modification requests.
- (7) Special exception to issuance of floodplain certificate.....
\$112.00

(k) *Contractor license application fee*..... \$60.00

(l) *Contractor license fees. The quadrennial fees for contractor licenses shall be*.....
\$181.00

See Sec. 18-327 for list of applicable license classes.

Contractor license fees shall not be refundable.

(m) *Certificate of qualification application fee*..... \$60.00

(n) *Certificate of qualification renewal fee.* The quadrennial renewal fee for all certificates of qualification shall be \$ 181.00, except that the certificate fee shall be waived for employees of the city who work for the city as tradesmen or inspectors. Certificates of qualification shall be *issued at no charge for the first four years and shall be renewed quadrennial thereafter at the rate established by this chapter.*

(o) *Encroachment fees.*

- (1) *Encroachment permit application fee.* Applications submitted pursuant to section 18-40 (Chapter 32 of the *International Building Code*, as amended) of this chapter for approval of private use of public property shall be assessed an application fee of \$147.00. This fee is not intended to represent any rental or other payments that may also be required by the city.
- (2) *Encroachment license fee.* Encroachment into the right-of-way will be subject to the imposition of an annual license fee of \$ 63.00 plus \$0.63

per square foot of encroachment. Aerial (over seven feet above grade) or underground encroachments shall be charged \$ 63.00 plus \$0.31 per square foot. Encroachments granted to the State of Missouri and the United States will not require payment of an encroachment fee because it is in the public interest to permit such encroachments without additional costs to these public entities.

(p) *Adjustment of fees.* The city manager shall have the authority to adjust the fees listed above, except Sections 18-20(b)(2) and 18-20(b)(3), to reflect the change in the consumer price index (all items/all urban consumers/Kansas City, Missouri/Kansas) published by the United States Department of Labor, Bureau of Labor Statistics. The adjustments, if any, shall be made annually by the city manager in conjunction with the adoption of the annual budget of the city by filing a notice with the city clerk.

Sec. 18-21. Inspections.

(a) *Authority of building official; duties of permittee.*

- (1) All construction or work for which a permit is required under this chapter shall be subject to inspection by the building official, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous inspection as specified in section 18-22.
- (2) Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or of any other ordinances. Inspections presuming to give authority to violate or cancel the provisions of this chapter or any other ordinances shall not be valid.
- (3) It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
- (4) A survey of the lot may be required by the building official to verify that the structure is located in accordance with approved plans.
- (5) It shall be the duty of the permit applicant to install and maintain effective erosion and sediment control measures as specified in section 3307 of the *International Building Code*, as adopted by Article II of this chapter. Should it be found that required erosion and sedimentation control measures have not been installed, the building official may refuse any inspection requests for work requiring inspections until such time as the site complies with the requirements of this chapter. Should it be found that the installed erosion and sediment control measures are ineffective

or are not being maintained properly, the building official shall give notice to the permit holder. Subsequent inspections may be refused if the erosion and siltation control measures are ineffective, or not being maintained.

- (6) Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

(b) *Inspection requests.* It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

(c) *Approval of successive portions of work, final inspection.*

- (1) Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate that the portion of the construction or demolition is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the construction or demolition fails to comply with this chapter. Any portions which do not comply shall not be covered or concealed until authorized by the building official.
- (2) There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

(d) *Required inspections.*

- (1) Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official.
- (2) The building official, upon notification from the permit holder or permit holder's agent, shall make the following inspections and shall either approve that portion of the construction or demolition as completed or shall notify the permit holder or his agent wherein the construction fails to comply with this chapter:
 - a *Footing or foundation inspection.* A footing and foundation inspection shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job;

except, where concrete is ready-mixed in accordance with ASTM C94, the concrete need not be on the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.

- b. *Concrete slab or under-floor inspection.* Concrete slab and under-floor inspections shall be made after all in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or floor sheathing installed, including the subfloor.
- c. *Prebackfill.* A prebackfill inspection shall be made after the foundation drainage and damproofing systems are complete and prior to backfilling.
- d. *Rough-in inspection.* A rough-in inspection shall be made after such work as framing, fireblocking, roof, piping, vents, ductwork, chimneys, wiring, etc., are in place and prior to concealment.
- e. *Fire resistive rated assembly.* A fire resistive rated assembly inspection shall be made at such time so as to verify that the construction of each fire resistive rated assembly is in accordance with its listing.
- f. *Fire-resistant penetrations.* An inspection shall be made of the firestopping or fireblocking of all penetrations, joints, etc., prior to concealment.
- g. *Masonry throat inspection.* For masonry fireplaces only, a masonry throat inspection shall be made after the firebox is built and the 1st flue liner is in place. Construction of chimney may not continue until this inspection is approved.
- h. *Utility connection inspections.* Gas or electric service inspections shall be made prior to connection to the utility source. See Section 18-11 of this article.
- i. *Performance tests.* Performance tests shall be conducted by the permit holder as required by this chapter, or as otherwise required by the building official.
- j. *Demolition (basement and sewer) inspection.* A basement and sewer inspection shall be made prior to the filling of the excavation and/or final grading of the property.

- k. *Final inspection.* A final inspection shall be made after all work under permit has been completed for the building, tenant space or demolition.

(e) *Other inspections.* In addition to the inspections specified in subsection (d) of this section, the building official may make or require other inspections of any construction or demolition work to ascertain compliance with the provisions of this chapter or any other ordinances.

(f) *Building service equipment inspections.* The requirements of this section shall not be considered to prohibit the operation of any building service equipment installed to replace existing building service equipment serving an occupied portion of the building if a request for inspection of such building service equipment has been filed with the building official not more than 48 hours after such replacement work is completed, and before any portion of such building service equipment is concealed by any permanent portion of the building.

(g) *Periodic inspections.*

(1) *Elevators.*

- a. *Generally.* All elevator equipment, vertical and inclined, shall be inspected as required by Article IX of this chapter.
- b. *Issuance of certificate of inspection.* Where the inspections and tests indicate that the installation is in a safe operating condition, and, in the case of a new installation, conforms to this article, and the plans and specifications are filed, the building official shall issue a certificate of inspection to the owner of the elevator or the owner's agent. Such certificate shall be kept posted on the elevator. In the case of escalators and manlifts, such certificate shall be posted in a conspicuous place adjacent to the entrance of each escalator or manlift. No elevator, dumbwaiter, escalator, moving walk, workmen's hoist, manlift, chairlift or wheelchair lift which is covered by this chapter shall be used without such certificate. The owner, tenant, occupant or maintainer of property on which elevator equipment is being operated shall be responsible for the following use of such elevators: Freight elevators shall be ridden by the operator and freight handler persons only, and no-rider elevators shall not be ridden by persons.
- c. *Revocation of certificate of inspection.* Any certificate issued may be revoked if it is determined that the equipment is not in compliance with this chapter or that the fee for any required inspection or test has not been paid.

- d. *Fees for tests and inspections.* Fees for tests and inspections shall be as provided in section 18-20 of this chapter.
 - e. *Limited certificates.* The building official may permit the temporary use of any equipment regulated by this chapter during the installation, alteration or repair, under the authority of a limited certificate issued for each class of service. Such limited certificate shall not be issued until the equipment has been tested under contract load and the car or counterweight safeties, terminal-stopping devices and other safety equipment has been tested and found to be safe for the class of service. Equipment operating under the authority of a limited certificate may be shut down or be subject to a double inspection fee if repairs or other requirements have not been completed in a timely manner.
- (2) *Underground space.*
- a. *Generally.* All new and existing underground spaces shall be inspected for structural adequacy at least once every five years. A report of the findings of such inspection shall be submitted to the building official to verify the conditions found on each occasion. The report shall be certified by a professional engineer registered to practice in the state. The report shall state that, in the opinion of the professional engineer, the underground space is safe and in such condition that it is capable of carrying the loads for which it was originally designed without any repairs or modifications, or what areas require repair before such certification can be given.
 - b. *Issuance of certificate of inspection.* Where the inspection indicates that the installation is in a safe operating condition, and, in the case of a new installation, conforms to this chapter and this article, a certificate of inspection shall be issued to the owner or the owner's agent. Such certificate shall be maintained in an appropriate location.
 - c. *Revocation of certificate of inspection.* Any certificate issued may be revoked if it is determined that the installation is not in compliance with this chapter or that the fee for certificate of inspection has not been paid.
 - d. *Fee for certificate of inspection.* Fees for certificate of inspection shall be as provided in section 18-20 of this chapter.
- (3) *Communication towers for television and radio transmission or reception.*

- a. *Generally.* All new and existing structures shall be inspected for structural adequacy at least once every five years. A report of the findings of such inspection shall be submitted to the building official to verify the conditions found on each occasion. The report shall be certified by a professional engineer registered to practice in the state. The report shall state that, in the opinion of the professional engineer, the structure is safe and in such condition that it is capable of carrying the loads for which it was originally designed without any repairs or modifications, or what areas require repair before such certification can be given.
 - b. *Issuance of certificate of inspection.* Where the inspection indicates that the installation is in a safe operating condition, and, in the case of a new installation, conforms to this chapter and this article, a certificate of inspection shall be issued to the owner or the owner's agent. Such certificate shall be maintained in an appropriate location.
 - c. *Revocation of certificate of inspection.* Any certificate issued may be revoked if it is determined that the installation is not in compliance with this chapter or that the fee for certificate of inspection has not been paid.
 - d. *Fee for certificate of inspection.* Fees for certificate of inspection shall be as provided in section 18-20 of this chapter.
- (4) *Parking station structures.*
- a. *Generally.* Each owner of a structure that contains a parking station with occupiable spaces above them, including multilevel parking station structures and single level parking station structures with occupiable space above, in its 15th year of age and every five years thereafter shall cause it to be inspected for structural adequacy by a registered professional engineer licensed in the State of Missouri. A form known as the Parking Structure Periodic Inspection Report shall be completed, sealed by the professional engineer who performed the inspection, and submitted to the city planning and development director to verify the conditions found. The Parking Structure Periodic Inspection Report shall be submitted by June 1st of the sixteenth year and every five years thereafter.
 - b. *Issuance of certificate of inspection.* If the Parking Structure Periodic Inspection Report certifies that all applicable structural elements are satisfactory or if the Parking Structure Periodic Inspection Report certifies that there are some limited concerns and

the professional engineer certifies that the structure has sound structural integrity, and should be considered safe for occupancy, then the city planning and development director shall issue a letter of acceptance. Such letters of acceptance shall expire five years from the date they are issued. Letters of acceptance may be revoked before expiration by the city planning and development director if the condition of the structure becomes unsafe.

- c. *Revocation of certificate of inspection.* If the Parking Structure Periodic Inspection Report indicates that the parking structure or part of the structure is unsafe or incapable of carrying the loads for which it was designed without repairs or modifications, the city planning and development director may require the owner to immediately vacate the entire structure or that part of the structure which is deemed unsafe. The structure or that part of the structure that is ordered vacated shall remain unused and unoccupied by either persons or vehicles until proper repairs or modifications render the structure safe and the opinion as required in (b) by the professional engineer is given. Once the required repairs or modifications have been completed and the professional engineer certifies that it has sound structural integrity and should be considered safe for occupancy, the city planning and development director shall issue a letter of acceptance as required in (b) and the structure shall be allowed to be occupied.
- d. *Fee for certificate of inspection.* Fees for the letter of acceptance shall be as provided in section 18-20 of this chapter.

(5) *Privately owned pedestrian bridges*

- a. *Generally.* All new and existing pedestrian bridges shall be inspected for structural adequacy at least once every five years. A report of the findings of such inspection shall be submitted to the building official to verify the conditions found on each occasion. The report shall be certified by a professional engineer registered to practice in the state. The report shall state that, in the opinion of the professional engineer, the structure is safe and in such condition that it is capable of carrying the loads for which it was originally designed without any repairs or modifications, or what areas require repair before such certification can be given.
- b. *Issuance of certificate of inspection.* Where the inspection indicates that the installation is in a safe operating condition, and, in the case of a new installation, conforms to this chapter and this article, a certificate of inspection shall be issued to the owner or

the owner's agent. Such certificate shall be maintained in an appropriate location.

- c. *Revocation of certificate of inspection.* Any certificate issued may be revoked if it is determined that the installation is not in compliance with this chapter or that the fee for certificate of inspection has not been paid.
- d. *Fee for certificate of inspection.* Fees for certificate of inspection shall be as provided in section 18-20 of this chapter.

(6) Non-ground supported swimming pools on or in a structure

- a. *Generally.* All new and existing non-ground supported swimming pools that are on or in a structure shall be inspected for structural adequacy at least once every five years. A report of the findings of such inspection shall be submitted to the building official to verify the conditions found on each occasion. The report shall be certified by a professional engineer registered to practice in the state. The report shall state that, in the opinion of the professional engineer, the structure is safe and in such condition that it is capable of carrying the loads for which it was originally designed without any repairs or modifications, or what areas require repair before such certification can be given.
- b. *Issuance of certificate of inspection.* Where the inspection indicates that the installation is in a safe operating condition, and, in the case of a new installation, conforms to this chapter and this article, a certificate of inspection shall be issued to the owner or the owner's agent. Such certificate shall be maintained in an appropriate location.
- c. *Revocation of certificate of inspection.* Any certificate issued may be revoked if it is determined that the installation is not in compliance with this chapter or that the fee for certificate of inspection has not been paid.
- d. *Fee for certificate of inspection.* Fees for certificate of inspection shall be as provided in [section 18-20](#) of this chapter.

(7) One-time structural adequacy inspection of certain existing structures

The City shall conduct a one-time inspection of the structural adequacy of each building within the City greater than four stories in height as defined by the current building code and built prior to 1950, based upon its type of construction. The criteria to identify the structures requiring such an

inspection, and the manner and method of structural assessment to be performed, will be determined by the building official no later than 45 days after the effective date of this ordinance. A report of the findings of such inspection shall be submitted to the building official to verify the conditions found. The report shall be certified by a professional engineer registered to practice in the state. The report shall state that, in the opinion of the professional engineer, the structure is safe and in such condition that it is capable of carrying the loads for which it was originally designed without any repairs or modifications, or what areas require repair or modification before such certification can be given. The report and a \$500.00 report certification fee must be submitted within six months of the effective date of this ordinance; failure to do so is a violation per section 18-13.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

GENERAL

Ordinance Fact Sheet

220612

Ordinance Number

Brief Title	Approval Deadline
Amending Chapter 18 Code of Ordinances to update the City's periodic building inspection protocols and require a one-time structural adequacy inspection of certain buildings.	

Reason
 Amending Chapter 18, Code of Ordinances, by repealing Section 18-10 . – Unsafe structures and equipment, Section 18-20. – Fees and Section 18-21. – Inspections, and enacting in lieu thereof new sections of like number and subject matter to update the City's periodic building inspection protocols and conduct a one-time inspection of the structural adequacy of each building within the City greater than four stories in height as defined by the current building code and built prior to 1950.

Details
 Amending Sections 18-10, 18-20 and 18-21 of the Code to include periodic inspections of additional structure and building types including certain parking station structures, privately owned pedestrian bridges and non-ground supported swimming pools, and to require the one-time inspection of the structural adequacy of buildings within the City greater than four stories in height as defined by the current building code and built prior to 1950, based upon their type of construction.

Positions/Recommendations

Sponsor	City Manager Brian Platt
Programs, Departments, or Groups Affected	City Planning and Development General Services
Applicants / Proponents	Applicant City Department Other
Opponents	Groups or Individuals Basis of opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	By <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Details:
 The City Council passed Resolution No. 210581 to review Kansas City's current policies related to inspection of building structures owned or leased by the City and engage with stakeholders who can provide recommendations on appropriate safety protocols to ensure the structures are safe for occupancy on a regular basis.
 The scope of this policy review was expanded to identify recommendations on current policies related to the inspections of building structures privately owned structures in addition to City owned or leased structures
 City staff has engaging with stakeholders who provided recommendations on appropriate safety protocols to ensure the structures are safe for occupancy on a regular basis.
 City Staff in developing additional periodic building inspection protocols reviewed current KCMO Requirements for inspections of existing buildings, reviewed periodic building inspections requirements from other cities, and identify time and cost factors associated with proposed revisions to current periodic inspection standards.



File #: 220722

ORDINANCE NO. 220722

Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because the developer no longer has access to public water mains. (CD-CPC-2018-00229)

WHEREAS, on May 9, 2019, the City Council passed Ordinance No. 190328, approving a rezoning on about 0.42 acres generally located west of N. Church Road between N.E. 76th Street to the north and North Flintlock Road to the south from District B2-2 to B4-2, and approving a development plan on about 4.3 acres that also serves as a preliminary plan to allow for the construction of a self-storage facility; and

WHEREAS, Condition No. 16 in Section B of Ordinance No. 190328 required the developer to 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 are required by the Land Development Division, prior to recording the plat or issuance of building permit; and

WHEREAS, the City Council desires to remove this condition from the development plan because of actions granted to adjacent developers with Ordinance No. 211034 no longer allows access to extend public mains to the site; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Ordinance No. 190328, passed May 9, 2019, is hereby amended by repealing Condition 16 contained in Section B

Section B. That all other sections and conditions of Ordinance No. 190328 not repealed shall remain in effect.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220722

Ordinance Fact Sheet

Case No. CD-CPC-2019-00031 and CD-CPC-2018-00229

Brief Title

Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because of actions granted to adjacent development, this developer no long have access to extend public mains. (CD-CPC-2018-00229)

Ordinance Number

Details

Location: Generally located at the southwest corner of NE 76 th Street and N. Church Road
Reason for Legislation: Rezoning and development plans require Council approval.
<p>Brief Summary: See attached City Plan Commission report.</p> <p>On December 9, 2021 the City Council approved Ordinance 211034 which allowed the property located at 7535 N Flintlock Rd. a waiver for the requirement of the property to connect to sewer, thus precluding the ability of the property approved by ordinance 190328 to connect to a sewer main. The applicant is seeking the removal of Condition No. 16.</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District (O'Neill, Hall)
Applicants / Proponents	<p>Applicant Brian Combs 8500 NE 89th Place Kansas City, MO 64157</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (7-0) 04-16-2019 By Archie, Baker-Hughes, Crowl, Dameron, Macy, Henderson, May</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p>

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Continued from Page 1

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	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes

Continued from Page 2

Fact Sheet Prepared By: Matthew Barnes Staff Planner	Date: 08-12-2022	
Reviewed By: Joseph Rexwinkle Development Management	Date: 08-12-2022	Initial Application Filed: 02-20-2019 City Plan Commission: 04-16-2019 Revised Plans Filed: N/A
Reference Numbers: Case No. CD-CPC-2019-00031 and CD-CPC-2018-00229		



File #: 220729

ORDINANCE NO. 220729

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning & Development Code, is hereby amended by approving the Special Character Overlay District, for the area generally located on the south and north sides of 47th Street (extending northerly to the north side of 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, said section legally described as:

800 W 47th St Bunker Hill all of Lots 20-29 & vac alley & Lots 30 & 31 & E 1/2 of vac alley ly w of & adj & Lots 32-36 (ex w 3.64') Blk 16

770 W 47th St Plaza Steppes all of Lot 1

720 W 47th St Plaza Steppes 2nd Plat Lot 2

700 W 47th St Plaza Steppes 2nd Plat Lot 3

612-20 W 47th St Home Place prt Lot 26 daf beg at ne cor 47th & Jefferson St th n to n li sd Lot 26 th e 162.5 ft th s to n li 47th St th swly to beg

604 W 47th St /Church Sunday School Offices Home Place w 120 ft of e 146 ft ly n of 47th St Lot 26

605 W 47th St NE 1/4 SE 1/4 Sec 30 49 33 begat inters of w li Penn Ave wi s li 47th St & rng s alg w li Penn Ave 150 ft to pt th rng w at rt ang last desc course to pt of inters wi e li Jefferson St th rng n alg e li Jefferson to pt of inters wi s li of 47th St th nely alg s li 47th St to beg

1104 411-W 46th Ter Townsend Place Condominium Unit 1104 on Cert of Survey of Unit 1100-B filed as Docmt #K915384 in Bk S-3 at pg 48 on 3-1-1990 also 1/46% interest of common areas

1003 411-W 46th Ter Townsend Place Condominium Unit 1003 on Cert of Survey of Unit 1000-B filed as Docmt #K908263 in Bk S-3 at pg 44 on 12-29-1989 & 1/46% interest of common areas

300B 411-W 46th Ter Townsend Place Condominium Unit 303 on Cert of Survey of Unit 300-B filed as Docmt IS 9511 in Bk S-5 on pg 12 on 01-20-95

304 Townsend Place Condominium Unit 304 on Cert of Survey of Unit 300-B filed as Docmt IS9511 in Bk S-5 on pg 12 on 01-20-95

1004 411-W 46th Ter Townsend Place Condominium Unit 1004 on Cert of Survey of Unit 1000-B filed as Docmt #K908263 in Bk S-3 at pg 33 on 12-29-1989 & 1/46% interest of common areas

1101 411-W 46th Ter Townsend Place Condominium Unit 1101 on Cert of Survey of Unit 1100-A filed as Docmt K1081089 in Book S-4 at pg 45 on 5-21-1993 also 1/46th interest of common areas

702 411-W 46th Ter Townsend Place Condominium Unit 702 & 1/46% interest

501 411-W 46th Ter Townsend Place Condominium Unit 501 on Cert of Survey of Unit 500-A filed as Docmt K1084523 in Bk S-7 at pg 67 on 01-04-94 also 1/45% interest of common elements

1102 411-W 46th Ter Townsend Place Condominium Unit 1102 on Cert of Survey of Unit 1100-A filed as Docmt K1081089 in Book S-4 at pg 45 on 5-21-1993 also 1/46th interest of common areas

101 411-W 46th Ter Townsend Place Condominium Unit 101 exercise room common area

903 411-W 46th Ter Townsend Place Condominium Unit 903 on Cert of Survey of Unit 900-B filed as Docmt K-1000668 in Bk S-3 at pg 100 on 12-10-1991 also 1/46 interest of common areas

1203 411-W 46th Ter Townsend Place Condominium Unit 1203 on Cert of Survey of Unit 1200-B filed as Docmt #K921098 in Bk S-3 at pg 58 on 4-17-1990 also 1/46% interest of common areas

704 411-W 46th Ter Townsend Place Condominium Unit 704 & 1/46% interest of common areas

904 411-W 46th Ter Townsend Place Condominium Unit 904 on Cert of Survey of Unit 900-B filed as Docmt K-1000668 in Bk S-3 at pg 100 on 12-10-1991 also 1/46% interest of common areas

201 Townsend Place Condo Unit 201 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

301 411-W 46th Ter Townsend Place Condominium Unit 301 on Cert of Survey of Unit 300-A filed as Docmt K-1036426 in Bk S-4 at pg 22 on 8-5-1992 also 1/46% interest of common areas

302 411-W 46th Ter Townsend Place Condominium Unit 302 on Cert of Survey of Unit 300-A filed as Docmt K-1036426 in Bk S-4 at pg 22 on 8-5-1992 also 1/46% interest of common areas

502 411-W 46th Ter Townsend Place Condominium Unit 502 on Cert of Survey of Unit 500-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common elements

1103 411-W 46th Ter Townsend Place Condominium Unit 1103 on Cert of Survey of Unit 1100-B filed as Docmt #K915384 in Bk S-3 at pg 48 on 3-1-1990 also 1/46% interest of common areas

402 411-W 46th Ter Townsend Place Condominium Unit 402 on Cert of Survey of Unit 400-A filed as Docmt K-1081093 in Book S-4 at pg 47 on 5-21-1993 also 1/46th interest of common areas

701 411-W 46th Ter Townsend Place Condominium Unit 701 & 1/46% interest of common areas

803 411-W 46th Ter Townsend Place Condominium Unit 803 on Cert of Survey of Unit 800-B filed as Docmt #K910341 in Bk S-3 at pg 46 on 1-18-1990 also 1/46% interest of common areas

602 411-W 46th Ter Townsend Place Condominium Unit 602 on Cert of Survey of Unit 600-A filed as Docmt 1081091 in Book S-4 at pg 46 on 5-21-1993 also 1/46th interest of common areas

403 411-W 46th Ter Townsend Place Condominium Unit 403 on Cert of Survey of Unit 400-B filed as Docmt K1038009 in Book S-4 at pg 53 on 8-31-93 also 1

503 411-W 46th Ter Townsend Place Condominium Unit 503 on Cert of Survey of Unit 500-B filed as Docmt K-961154 in Bk S-3 at pg 83 on 3-4-1991 also 1/46% interest of common areas

804 411-W 46th Ter Townsend Place Condominium Unit 804 on Cert of Survey of Unit 800-B filed as Docmt #K910341 in Bk S-3 at pg 46 on 1-18-1990 also 1/46% interest of common areas

100 411-W 46th Ter Townsend Place Condominium Unit 100 & 1/46% interest of common areas

401 411-W 46th Ter Townsend Place Condominium Unit 401 on Cert of Survey of Unit 400-A filed as Docmt K-1081093 in Book S-4 at pg 47 on 5-21-1993 also 1/46th interest of common areas

504 411-W 46th Ter Townsend Place Condominium Unit 504 on Cert of Survey of Unit 500-B filed as Docmt K-961154 in Bk S-3 at pg 83 on 3-4-1991 also 1/46% interest of common areas

1001 411-W 46th Ter Townsend Place Condominium Unit 1001 on Cert of Survey of Unit 1000-A filed as Docmt K1143929 in Bk S-4 on pg 77 on 06-06-94 also 1/45% interest of common elements

404 411-W 46th Ter Townsend Place Condominium Unit 404 on Cert of Survey of Unit 400-B filed as Docmt 1038009 in Book S-4 at pg 53 on 8-31-1993 also 1/46th interest of common areas

900A 411-W 46th Ter Townsend Place Condominium Unit 900-A & 1/23% interest of common areas

801 411-W 46th Ter Townsend Place Condominium Unit 801 on Cert of Survey of Unit 800-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common element

1204 411-W 46th Ter Townsend Place Condominium Unit 1204 on Cert of Survey of Unit 1200-B filed as Docmt #K921098 in Bk S-3 at pg 58 on 4-17-1990 also 1/46% interest of common areas

200B 411-W 46th Ter /Townsend Place Condo Unit 203 on Cert of Survey of Unit 200-B filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

604 411-W 46th Ter Townsend Place Condominium Unit 604 on Cert of Survey of Unit 600-B filed as Docmt #K935460 in Bk S-3 at pg 68 on 8-2-1990 also 1/46% interest of common areas

601 411-W 46th Ter Townsend Place Condominium Unit 601 on Cert of Survey of Unit 600-A filed as Docmt 1081091 in Book S-4 at pg 46 on 5/21/1993 also 1/46th interest of common areas

Sec 30-49-33 SE 1/4 NE 1/4 Townsend Place Condominium common area

1201 411-W 46th Ter Townsend Place Condominium Unit 1201 on Cert of Survey of Unit 1200-A filed as Docmt K-980721 in Bk S-3 at pg 93 on 7-17-1991 also 1/46% interest of common areas

1202 411-W 46th Ter Townsend Place Condominium Unit 1202 on Cert of Survey of Unit 1200-A filed as Docmt K-980721 in Bk S-3 at pg 93 on 7-17-1991 also 1/46% interest of common areas

202 411-W 46th St/Townsend Place Condominium Unit 202 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

204 Townsend Place Condo Unit 204 on Cert of Survey of Unit 200-B filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

802 411-W 46th Ter Townsend Place Condominium Unit 802 on Cert of Survey of Unit 800-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common elements

1002 411-W 46th Ter Townsend Place Condominium Unit 1002 on Cert of Survey of Unit 1000-A filed as Docmt K1143929 in Bk S-4 on pg 77 on 06-06-94 also 1/45% interest of common elements

603 411-W 46th Ter Townsend Place Condominium Unit 603 on Cert of Survey of Unit 600-B filed as Docmt #K935460 in Bk S-3 at pg 68 on 8-2-1990 also 1/46% interest of common areas

703 411-W 46th Ter Townsend Place Condominium Unit 703 & 1/46% interest of common areas

411 W 46th Ter Ste 201: Townsend Place Condo Unit 201 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

4615 Broadway Wornall Park Lot 56 exc s 5 ft deeded by Ord 61597 dated 10-15-1987 to City for 46th Ter

330 W 46th Ter Broadway Plaza Condominiums Lot 1 Common Area

310 W 46th Ter Broadway Plaza Condominiums Units 101 thru 116 Units 201 thru 216 Units 301 thru 316 (all in Lot 1)

630 Wornall Rd Wornall Park Lots 66 & 67 also NE 1/2 vac alley ly nwly & adjsd lot

333 W 46th Ter the Neptune Condominiums Common Area Lot 1

300 W 46th Ter the Neptune Condominium Units 201-212, 214-225, 301-312, 314-325, 401-412, 414-425, 501- 512, 514-525

4635 Wyandotte / 120 W 47th St n 127.25 ft Lot 67 Country Club Plaza

18 W 47th St /Lot 68 Countryclub Plaza

4620 J C Nichols Pky & 210 W 46th Ter Country Club Plaza Lot 80

The Plaza Bowl Overlay District is outlined on a map marked Section 88-20A1186, attached hereto and made a part hereof, is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the regulations applicable to property within the Plaza Bowl Overlay District are as follows:

Plaza Bowl Overlay District

Background

Since its development nearly 100 years ago, the Plaza area has been an important internationally recognized historic area due to the unique architecture and design, mix of thriving residential, commercial, cultural and educational uses, continuous care by its property ownership, and city-wide public interest in maintaining this cultural icon.

The Midtown / Plaza Area Plan (MPAP) recognizes that the Country Club Plaza is a significant community asset and a regional business, residential, cultural, and educational district that requires careful consideration of permitted uses and building heights in order to strengthen and further complement the existing built environment.

After years of effort by property owners, residents, consultants, and staff, the revised Midtown / Plaza Area Plan was adopted in January 2016. An immediate implementation measure of The Plan was to codify the building height recommendations of the Bowl Concept in the Country Club Plaza and adjacent area.

Prior to the 2016 adoption of the MPAP, a similar recommendation was made in the original Plaza Urban Design & Development Plan which was adopted in 1989. The Bowl Concept emerged to protect the Plaza area. The original mixed use area, developed in the 1920's and 30's, included retail, office, and residential uses. Low-rise buildings formed the base or "heart" of the historic area, and higher buildings were gradually built on the hills surrounding it.

The original Plaza Plan and the 2016 revision both recommend continuation of this design concept, referred to as the "Bowl Concept," through the regulation of building heights in the Plaza area. For certain properties on Main Street, building heights have

been established through the Main Corridor Overlay. For properties within the Country Club Plaza, height and use regulations are established by a 2016 text amendment to the Zoning & Development Code that was enacted at the request of the previous owner of the Country Club Plaza and continues to be supported by the current owner. The Plaza Bowl Overlay Height and Use Boundary map depicts appropriate building heights for locations within the overlay.

Plaza Bowl Overlay

The Plaza Bowl Overlay focuses on the “base of the bowl” – those areas immediately adjacent to the Country Club Plaza shopping area. The Bowl Concept consists of a series of roughly concentric circles around the base of the Plaza. There are approximately 660 parcels within the boundaries of the entire Bowl Concept and around 350 owners of those parcels.

On March 13, 2017, the Midtown / Plaza Area Plan Implementation Committee created the Bowl Implementation Committee. City staff suggested some initial phases and provided mapping to show impacts to specific properties. After several months of study, the Committee decided to phase implementation and focus on the next concentric circle of land adjacent to the base of the bowl (the Plaza) along 47th Street. This overlay, following the 2016 text amendment and the Main Corridor Overlay is the next phase of the implementation of the MPAP for the Plaza.

The proposed overlay would:

- i. Designate building heights for each parcel.
- ii. Specify whether land uses are permitted outright, allowed with special use permit approval, or prohibited.

1. Purpose

The purpose of the Plaza Bowl Overlay is to establish land use regulations and limit building heights for an area generally located on the south and north sides of 47th Street (extending northerly to the north side of 46th Terrace), between Madison Avenue on the west, and J.C. Nichols Parkway on the east. These restrictions may be more prohibitive than those of the underlying zoning.

According to the Midtown / Plaza Area Plan, the primary goal of the plan and overlay is to:

Preserve the original and unique planning and urban design concepts that embody the Country Club Plaza and surrounding area. The Bowl Concept is one of the most important urban design concepts for the area which describes the conscious transition of building heights from the low-rise buildings of the Country Club Plaza to buildings of increasing height as they are placed on the surrounding hills.

This overlay is also intended to:

Maintain and promote the economic vitality of the area;

Encourage preservation of the area's rare, unique, historical and distinctive character; and,

Stabilize property values and reduce investment risks;

Establish known ground rules for development, redevelopment and infill projects that developers, the city and the community can follow and base investment decisions on; and

Otherwise promote the health, safety, morals, and general welfare of the city.

A majority of the Plaza is currently zoned for heavy commercial development, specifically B4 (Heavy Business/Commercial), which permits a wide variety of commercial and light industrial uses, some of which would not be appropriate for the area.

Additionally, property zoned B4 has intensifier of "-5", which equates to no maximum height requirement, (unless dictated by the maximum floor area ratio of 6.0.) The map would establish maximum, and in some cases, minimum building heights. A zoning overlay may be more restrictive in regard to land uses and building heights than the B4-5 allowances.

Certain properties within the overlay are zoned UR (Urban Redevelopment), for which a specific development plan has been approved by the City Council. Until such time the UR plan is amended, or the property is rezoned to a different classification, the UR plan remains intact.

Other properties currently zoned R-0.5 or B-1, if redeveloped, may necessitate rezoning and submittal of a development or project plan or require special use permit approval. At that time, height restrictions of the Plaza Bowl Overlay would apply.

Applicability

Compliance with provisions of the Plaza Bowl Overlay is required as follows:

- a. Regulations of the Plaza Bowl Overlay apply to all properties within the boundaries of the overlay as shown on the map. The Plaza Bowl Overlay establishes certain land use regulations and height restrictions that may vary from the underlying base zoning for the properties in the Plaza Bowl Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but may be variations from, those set forth in Chapter 88, Zoning & Development Code.
- b. Provisions are applicable as follows:
 - i. New Development: Full compliance with provisions of this overlay applies to all new buildings constructed within this district.
 - ii. Building Enlargements and Expansions: Full compliance with provisions of this overlay applies only to the enlargement or expansion area.
 - iii. Change of Use or Occupancy: Compliance with use standards apply whenever the use or occupancy of a property changes.
- c. Permits may be issued for previously approved site-specific development plans that were approved prior to the effective date of the Plaza Bowl Overlay, in accordance with the previously approved plan and without compliance to the Plaza Bowl Overlay. Compliance with use regulations shall be required.
- d. In consideration of the bowl concept -- which analyzed unique features of the area including natural topography, view corridors, and the built environment -- deviation to 88-610 Nonconformities is offered. All existing structures whose heights exceed those prescribed by the Plaza Bowl Overlay as of the date of ordinance approving this overlay will be allowed to remain. For such structures, permits may be issued for replacement or reconstruction to the height existing; provided, that the envelope of the existing building shall be retained in regard to, but not limited to, building form and scale, including footprint, setbacks, and step-backs. Compliance with the use regulations of the Plaza Bowl Overlay shall be required.
- e. Existing development on properties zoned UR shall comply with the approved UR development plan and shall therefore be exempt from the regulations of this document. However, if property is rezoned or an amendment to an approved development plan is required, regulations of this document shall be met.
- f. Pursuant to Chapter 88, Code of Ordinances, 88-517 Development Plan Review and Approval, 88-518 Project Plan Review and Approval, and 88-520 Master Planned Developments, and notwithstanding Sec. 88-517-09-C, the City Council may approve reasonable deviations to the height limitations set forth by this overlay, in

conjunction with an approved development plan or project plan, if the proposed use is consistent with the zoning of the property as allowed under this overlay district ordinance.

In acting on a request for a deviation, the City Council must consider the following factors: whether the proposed additional height is based on reasonably necessary and demonstrated need or hardship due to life safety, engineering, construction or restoration reasons and otherwise not attributable to conditions created by the applicant; and (ii) whether the proposed additional height will adversely affect any neighboring or nearby properties.

In no event shall the City Council grant a deviation in excess of the lesser of 10% of the height limitations set forth in this ordinance, or six feet, or which shall add any occupiable floor space.

Any deviations from the height restrictions shall be specifically called out as deviations and described on the development plan, project plan or master development plan and will not be considered to be approved unless so stated.

- g. Other than as set forth by this overlay, the underlying zoning and the regulations and standards included in Chapter 88, Zoning & Development Code, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
- h. Unless otherwise allowed by this section, provisions of Chapter 88, Code of Ordinances, 88-610, Nonconformities, are applicable.
- i. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.

5. Governance

This overlay district is a Special Character Overlay (SC/O) which is outlined in Section 88-205 of Chapter 88, Code of Ordinances. The establishment of the overlay district is in accordance with the text amendment procedures of 88-510 (to establish the applicable regulations) and the zoning map amendment procedures 88-515 (to establish the district on the zoning map).

This commitment to protecting the Plaza area and guiding new development is supported by the community as well as Chapter 88, Code of Ordinances. Section 88-205-01, states: "Overlay districts are for areas of the city that have unique qualities requiring special treatment or locations where special approaches to development may be warranted. They are established as a means of addressing specific aspects of land use control or development design that transcend base zoning district provisions."

The Zoning & Development Code at Section 88-610-05 - Nonconforming Structures dictates when reconstruction (possibly to a height in excess of that permitted by the overlay) may occur due accidental damage or destruction.

6. Plaza Bowl Overlay Uses

Uses regulated by the Plaza Bowl Overlay are shown in the following table, which will replace the use table for properties within this district.

In order to promote activity at street level, the intent is to encourage development of uses such as retail, restaurant, and similar uses on the ground floor of buildings. These uses typically have points of ingress/egress, transparent storefronts and display windows, outdoor dining establishments, and other uses that encourage activity. These uses will be permitted outright.

Other uses, such as residential, office, and entertainment venues, are not typically active on the ground floors or, due to their nature, require blank walls without fenestration. These uses will require special use permit for some ground level functions. This will allow staff to review proposed design for points of ingress/egress, transparency (windows), interest in façade (to ensure pleasurable pedestrian experience/non-monotonous building wall), etc. Other uses will require special use permit approval due to their nature and effect on adjoining properties.

Finally, certain uses that are not appropriate will be prohibited.

a. PLAZA BOWL OVERLAY USE TABLE

Uses are allowed within the Plaza Bowl Overlay in accordance with Table 120-1, below.

b. USE CLASSIFICATION SYSTEM

Chapter 88, Code of Ordinances, classifies uses into "use groups," "use categories," and "specific use types." These are described and defined in [Section 88-805](#). The first column lists the groups, categories, and types allowed.

c. PERMITTED USES

Uses identified with a "P" are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of Chapter 88, Code of Ordinances.

d. SPECIAL USES

Uses identified with an "SUP" may be allowed if reviewed and approved in accordance with any special use permit procedures of [Chapter 88, Code of Ordinances, Section 88-525](#). Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of Chapter 88, Code of Ordinances.

e. PROHIBITED USES

Uses not listed in the table and those identified with a "-" are expressly prohibited.

f. **USE STANDARDS**

The "use standards" column identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires approval by a special use permit.

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

Use-Specific Standard

RESIDENTIAL

Single Family Dwelling
In single-purpose residential building
In mixed-use building

Group Living

PUBLIC/CIVIC

Bicycle-Sharing Facility

Club, Lodge, or Fraternal Organization

College/University

Day Care

Home-based (1-5)

Family (up to 10)

Group (up to 20)

Center (21+)

Hospital

Library/Museum/Cultural Exhibit

Prohibited	
Permitted	88-323
Permitted	
SUP	
Permitted	88-322
SUP on Ground Floor Permitted Above Ground Floor	88-365
SUP on Ground Floor Permitted Above Ground Floor	88-365

SUP on Ground Floor Permitted Above Ground Floor	
SUP on Ground Floor Permitted Above Ground Floor	88-330-01
SUP on Ground Floor Permitted Above Ground Floor	88-330-02
SUP on Ground Floor Permitted Above Ground Floor	88-330-02
SUP on Ground Floor Permitted Above Ground Floor	
Permitted	88-365

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

Park/Recreation
Religious Assembly
Fire station
Police station
Ambulance service

School

Utilities and Services (except as noted below)
Basic, minor

COMMERCIAL

Adult Business
Adult media store
Adult motion picture theater
Sex shop

Animal Service
Sales and grooming
Shelter or boarding
Stable
Veterinary Office

Artist Work or Sales Space
Building Maintenance Service
Business Equipment Sales and Service
Business Support Service(except as noted below)
Day labor employment agency

Communications Service Establishments

Drive-Through Facility

Eating and Drinking Establishments (except as noted below)
Tavern or nightclub

Entertainment and Spectator Sports

Indoor small venue (1–149 capacity)

Use-Specific Standard

Permitted	
Permitted	88-365
Prohibited	
Permitted	88-365
Prohibited	
SUP on Ground Floor Permitted Above Ground Floor	88-365
SUP	
Permitted	88-425-08-B

Prohibited	
Prohibited	
Prohibited	

Permitted	88-315
Prohibited	
Prohibited	
Permitted	88-315
Permitted	
SUP	
Permitted	
Permitted	
Prohibited	
Permitted	
Permitted	88-338 & 88-340
Permitted	
Permitted	

SUP on Ground Floor Permitted Above Ground Floor	
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Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

	Use-Specific Standard	
<i>Indoor medium venue (150–499 capacity)</i>	SUP on Ground Floor Permitted Above Ground Floor	
<i>Indoor large venue (500+ capacity)</i>	SUP on Ground Floor Permitted Above Ground Floor	
<i>Outdoor (all sizes)</i>	SUP	
Financial Services (except as noted below)	Permitted	
<i>Pawn shop</i>	Prohibited	
<i>Short-term loan establishment</i>	Prohibited	
Food and Beverage Retail Sales	Permitted	
Funeral and Interment Service		
<i>Cemetery/columbarium/mausoleum</i>	Prohibited	
<i>Cremating</i>	Prohibited	
<i>Undertaking</i>	Prohibited	
Gasoline and Fuel Sales	SUP	
Lodging		
<i>Bed and breakfast</i>	SUP on Ground Floor Permitted Above Ground Floor	88-320
<i>Hotel/motel</i>	Permitted	
<i>Recreational vehicle park</i>	Prohibited	
Mobile Vendor Park	Prohibited	
Office, Administrative, Professional or General	Permitted	
Office, Medical	Permitted	
<i>Blood/plasma center</i>	SUP	
Parking, Accessory	Permitted	88-323
Parking, Non-accessory	Permitted	
Personal Improvement Service	Permitted	
Repair or Laundry Service, Consumer	Permitted	
Research Service	Permitted	
Retail Sales	Permitted	
Reuse of designated historic landmark (local or national)	Permitted/ SUP	
Sports and Recreation, Participant		
<i>Indoor</i>	Permitted	

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

	Use-Specific Standard	
<i>Outdoor</i>	Permitted	
Vehicle Sales and Service		
<i>Car wash/cleaning service</i>	Permitted if within a parking structure, otherwise SUP	
<i>Heavy equipment sales/rental</i>	Prohibited	
<i>Light equipment sales/rental (indoor)</i>	Permitted	
<i>Light equipment sales/rental (outdoor)</i>	Permitted if within a parking structure, otherwise SUP	
<i>Motor vehicle repair, limited</i>	SUP	
<i>Motor vehicle repair, general</i>	SUP	
<i>Vehicle storage/towing</i>	Prohibited	
INDUSTRIAL		
Manufacturing, Production and Industrial Service		
<i>Artisan</i>	Permitted	
<i>Artisanal Food and Beverage Manufacturing</i>	Permitted	
<i>Catering Establishments</i>	Permitted	
<i>Limited</i>	Prohibited	
<i>General</i>	Prohibited	
<i>Intensive</i>	Prohibited	
Outdoor Display		
<i>Class A</i>	Permitted	88-435-02
<i>Class B</i>	Prohibited	
Outdoor Storage		
<i>Principal</i>	Prohibited	
<i>Accessory</i>	Prohibited	
Recycling Service		
<i>Limited</i>	Prohibited	
Residential Storage Warehouse	Prohibited	
Warehousing, Wholesaling, Freight Movement		
<i>Indoor</i>	Prohibited	
<i>Outdoor</i>	Prohibited	

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

**Use-Specific
Standard**

AGRICULTURE

Agriculture, Animal

Agriculture, Crop

Agriculture, Urban

Home garden

Community garden

*Community-supported agriculture
(CSA) farm*

ACCESSORY SERVICES

Wireless Communication Facility

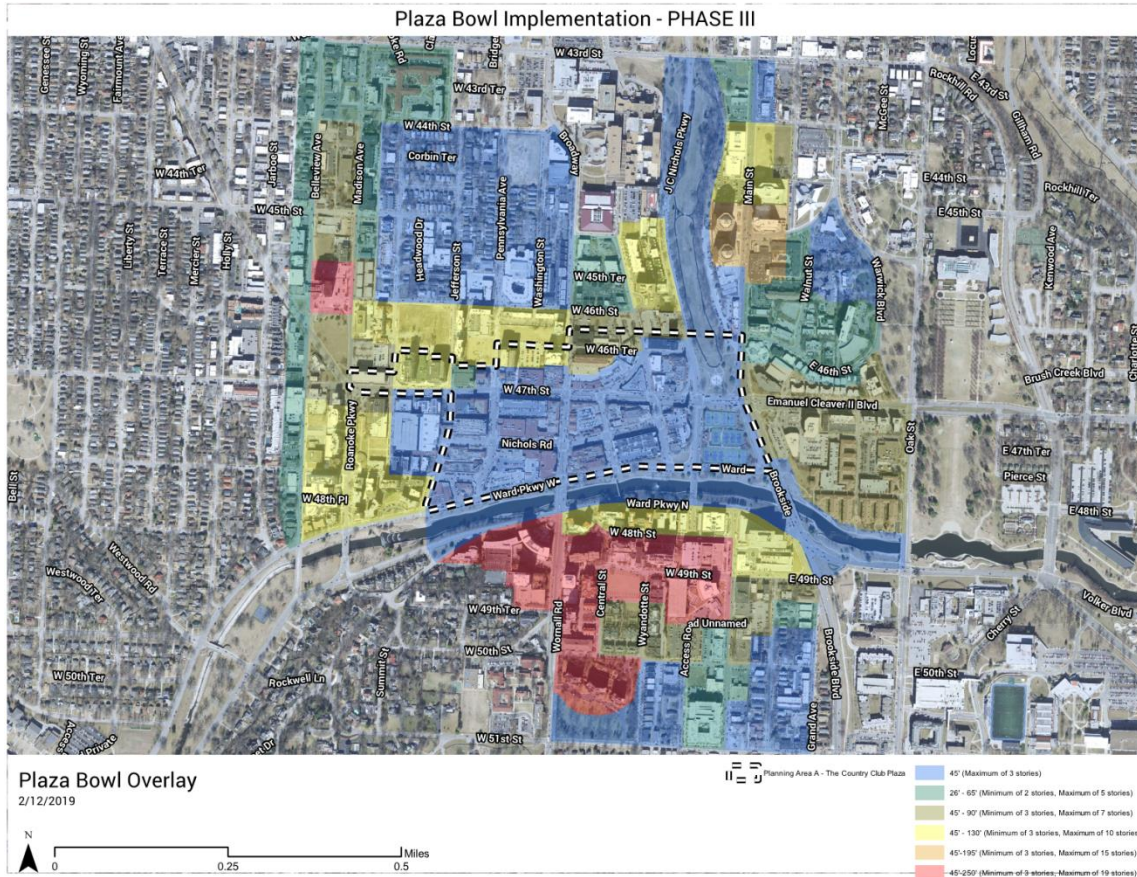
Freestanding

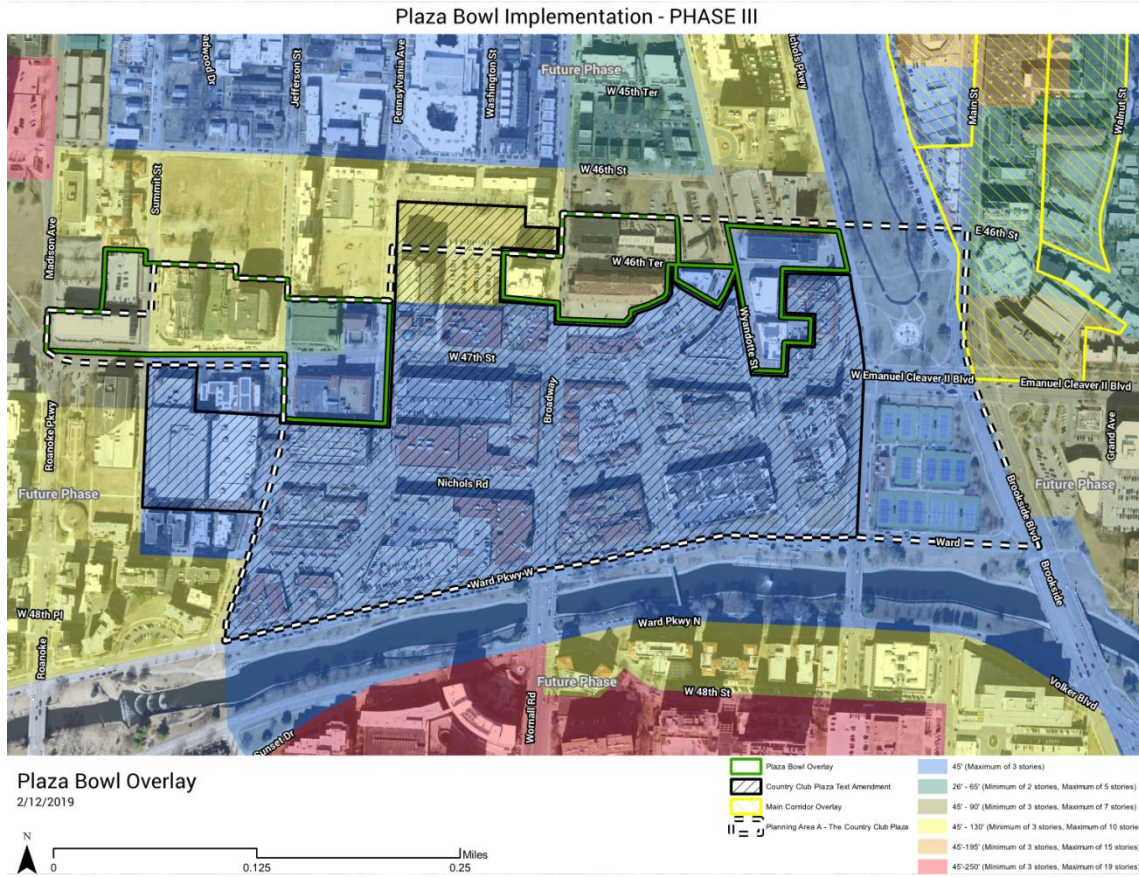
Co-located antenna

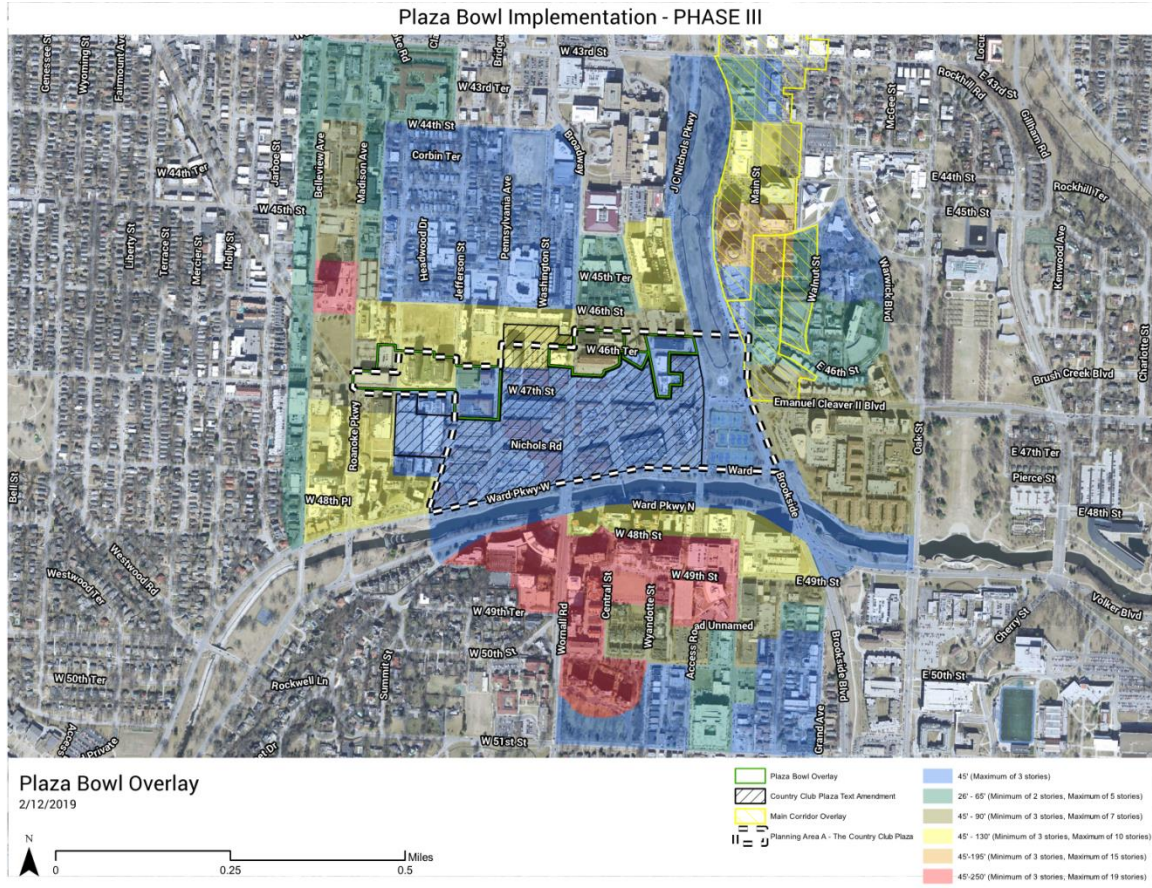
Use-Specific Standard	
Prohibited	
Prohibited	
Permitted	88-312-02
Prohibited	
Prohibited	
Prohibited	
Prohibited	
Prohibited	
SUP	88-385

Plaza Bowl Overlay Height Restrictions

For buildings located within the Plaza Bowl Overlay, building heights shall be limited to the heights and stories as shown on the Plaza Bowl Overlay maps attached herein.





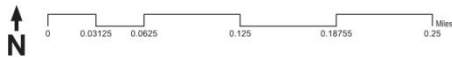


Plaza Bowl Implementation - PHASE III with Heights Per MPAP



Bowl Concept (Remaining Base of Bowl)

Plaza Bowl Concept



Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by Chapter 88, Code of Ordinances have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220729



File #: 220867

ORDINANCE NO. 220867

Sponsor(s): Councilmember Parks-Shaw, Fowler and Bough

Establishing a Kansas City, Missouri Community Land Trust non-profit organization; authorizing the filing of Articles of Incorporation with the Missouri Secretary of State; and appointing a Board of Directors of the Kansas City, Missouri Community Land Trust.

WHEREAS, the City of Kansas City, Missouri is committed to supporting the development of permanently affordable housing and expanding opportunities for homeownership; and

WHEREAS, the City faces a number of housing challenges, including access to affordable housing for very low to moderate-income residents, a shortage of public resources for affordable housing, and maintaining long-term affordability; and

WHEREAS, a Community Land Trust is a nonprofit corporation that typically holds legal title to land in trust for the community for the primary purpose of creating and preserving permanently affordable homeownership opportunities for very low to moderate-income individuals and families who are kept out of the traditional homeownership market; and

WHEREAS, the CLT model of homeownership divides property ownership between individuals, who hold title to the home, and the CLT, which holds title to the underlying land; and

WHEREAS, the CLT enters into long-term (typically 99-year), inheritable, renewable ground leases with income-eligible homebuyers for the exclusive use of CLT land; and

WHEREAS, the CLT ground leases place restrictions on the resale of subsidized homes to ensure they will be resold to other limited income households at affordable prices as established by a resale formula; and

WHEREAS, the resale formula in a CLT ground lease determines the homeowner's profit on resale, balancing the competing goals of providing a fair return on the homeowner's housing investment and preserving long-term affordability; and

WHEREAS, the CLT approach to homeownership helps very low to moderate-income individuals and families build wealth through the creation of equity, while at the same time

maximizing the benefits from housing assistance dollars and protecting the affordability of subsidized housing for future residents; and

WHEREAS, although the CLT model of homeownership places limits on the ability of a homeowner to capture the appreciated value of a home, it provides many other benefits not available to renters, including mortgage interest deductions, real property tax deductions, stable housing costs, security of ownership, a long-term stake in the surrounding neighborhood, full return of equity acquired through the pay-down of purchase money mortgage debt, and an equitable return on the homeowner's investment; and

WHEREAS, in addition to the foregoing benefits of CLT homeownership, permanent resale restrictions will allow taxing authorities to reduce the assessed value of CLT housing, thus reducing property taxes; and

WHEREAS, the collection of modest monthly ground lease fees and one-time marketing and resale fees payable by homeowners provide CLTs additional financial stability, with the capacity to monitor and enforce ground lease restrictions, conduct public education and outreach, market affordable units within its portfolio, provide back-up services for first-time homebuyers, and manage the resale of limited-equity homes by minimizing the use of limited public resources; and

WHEREAS, it is in the best interests of the City to provide for the establishment of a citywide CLT as a Missouri not-for-profit corporation having as its primary mission the preservation of long-term affordability of housing units created through public subsidies; and

WHEREAS, it is also in the best interests of the City to act as the primary entity to establish and maintain appointment of a board of directors that will maintain accountability to low and moderate-income occupants of CLT homes, as well as representatives of the community at large; and

WHEREAS, the City anticipates the CLT organization's initial holdings will consist primarily of affordable units that are produced through the City's existing affordable homeownership programs, and that, in most cases, the CLT will not act as a developer itself, but instead will work with other nonprofit and for-profit developers of affordable housing to create CLT units; and

WHEREAS, the City anticipates land included as part of affordable owner-occupied housing funded through City programs will be dedicated to the CLT; and

WHEREAS, as the CLT grows in size and capacity, the CLT may make its land available for rental housing, as well as commercial and social service uses that benefit the community; and

WHEREAS, the City anticipates that, over time, the CLT will generate a stream of revenue in an amount adequate to support its operations without additional public funding; and

WHEREAS, it is anticipated that the CLT will require an estimated \$325,000.00 in funding for start-up costs in its first year of operations. The City expects to fund these start-up costs through the reallocation of resources within the existing budget.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Kansas City, Missouri Community Land Trust is hereby established.

Section 2. That the City Manager is hereby authorized and directed to draft and file with the Missouri Secretary of State any and all documentation, including Articles of Incorporation, required to establish the Kansas City, Missouri Community Land Trust. The City Manager is further authorized and directed to take such additional actions as may be necessary to enable the Kansas City, Missouri Community Land Trust to become duly organized and qualified as a Missouri non-profit corporation.

Section 3. That the Kansas City, Missouri Community Land Trust board of directors shall be appointed by the members of the City Council. The initial Kansas City, Missouri Community Land Trust board of directors shall be composed of six (6) voting directors consisting of one (1) member from each council district.

Section 4. That the sum of \$325,000.00 is hereby appropriated from the Housing Trust Fund to the following account:

Account No. _____

Section 5. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.

..end

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which the payment is to be made

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Julian Langenkamp

Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220867