



CITY PLAN COMMISSION

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

kcmo.gov/planning

May 29, 2024

Brenton P Sells
Taliaferro & Browne
1020 E 8th St
Kansas City, MO 64106

Re: **CD-CPC-2024-00039** - A request to approve a rezoning from UR (Urban Redevelopment) and M1-5 (Manufacturing) to UR (Urban Redevelopment), with associated Development Plan and Preliminary Plat, for the redevelopment of the Hardesty Federal Complex on about 22 acres generally located at 601 Hardesty Ave.

Dear Brenton P Sells:

At its meeting on May 22, 2024, 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 City 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 City Council consideration.

If you have any questions, please contact me at Ahnna.Nanoski@kcmo.org or (816) 513-8816.

Sincerely,

Ahnna Nanoski, AICP
Planning Supervisor



Plan Conditions

Report Date: May 01, 2024 (Amended 5/22/2024)

Case Number: CD-CPC-2024-00039

Project: Historic Northeast Loft Campus

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

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 Certificate of Occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. No detailed sign plan was provided. All signage must comply with the Independence Avenue Overlay District and be subject to permitting.
4. Any fences or walls erected within the UR Plan shall comply with the Independence Ave Overlay District.
5. The solar canopies are considered accessory structures, subject to 88-305-03.
6. Dedicated pickup parking areas will be identified with building permit submittals and are subject to 88-332.
7. A deviation to 88-430-05-C Spillover Light requirements to approve the Historic Northeast Lofts Campus Photometric Plan.
8. A deviation to the Independence Corridor Overlay District to permit a soundwall 12'- to 16' in height.
9. Per 88-445-08, trash containers, dumpsters, trash compactors, and recycling bins associated with the project must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site, and be appropriately landscaped.
10. UR Final Plan must be approved prior to building permit review.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

11. That the developer must gain approval and record a final plat for each phase prior to issuance of the full Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
16. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
17. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
18. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

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

19. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
20. 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)
21. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
22. 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)

The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Shall provide fire lane signage on fire access drives.

23. 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)

24. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

25. 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)
26. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..

Condition(s) by Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.

27. Shared Utilities should be in a common element and covered by a covenant.
28. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water 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.

29. A full flow fire meter shall 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.
30. 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>
31. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
32. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892
33. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

34. Submit water main extension plans for the design and construction of public fire hydrants along the frontage of the project with Hardest Ave. and Independence Ave. to meet 300' maximum spacings. Fire Hydrants shall be installed and in place prior to building permit issuance. The plans and construction shall follow KC Water's Rules and Regulations for Water Main Extensions.
35. According to KCMO Water GIS map the existing water distribution system includes 12" and 10" water mains in Independence Ave. and Hardesty Ave. respectively. The size and available flow of these mains will need to be confirmed. A comparative analysis of the field measured flows and pressures and the new developments demands for fire and domestic flows will need to be completed. Additional water main improvements are not anticipated, however if the analysis shows a deficiency, then water distribution system improvements will be necessary.

Conditions to be resolved prior to City Council ordinance request by Parks Department of the Parks & Recreation.

Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

- ~~36. If Tract A is used to satisfy the Parkland Dedication requirements of the development, please note that the entire tract shall be enhanced with amenities as shown in section 88-408-E. 4/25/24 Update - The tract must be divided to remove the stormwater management portion of the tract as it is not to be counted towards the Parkland Dedication requirements.~~
- ~~37. Please confirm if Tract A is to be used to satisfy the Parkland Dedication requirements of the development.~~

38. All trails used to satisfy the Parkland Dedication requirements of the development shall be constructed of concrete, a minimum of 7' in width, and meet the Parks and Recreation construction standards for a trail.

~~39. Although the table on sheet LP-100 shows the parkland dedication requirement, it is unclear how the development will comply with the requirement. Please clarify.~~

40. Any changes to the private open spaces used to meet Parkland Dedication requirements shall be assessed and reviewed by the Parks Department.

Conditions to be resolved prior to City Council ordinance request by Police of the KCPD.

Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

41. Identify pedestrian scale lighting on the walking trail to improve night time natural surveillance in the Final UR Plan.

42. Provide standard operating characteristics including but not limited to: security measures, lighting, hours of operation, noise, access requirements (keycard access/code access) on a unique plan sheet in the Final UR Plan.

Conditions(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / ahnna.nanoski@kcmo.org with questions.

43. Per 88-425-13 an administrative adjustment is approved to site 10 street trees along Hardesty Ave in lieu of 42 trees for native landscape islands throughout the campus, per approved landscape plan.