



## City Planning & Development Department

Development Management Division

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

816 513-8801  
Fax 816 513-2838

### **CPC STAFF REPORT**

**September 18, 2018**

**(22, a-d)**

**RE:**

- a) **Case No. CD-CPC-2018-00110**
- b) **Case No. CD-CPC-2018-00109**
- c) **Case No. CD-CPC-2018-00108**
- d) **Case No. CD-CPC-2018-00107**

**APPLICANT/ AGENT:** Sherrie Gayed  
Northpoint Development  
4825 NW 41<sup>st</sup> Street  
Riverside, MO 64150

**OWNER:** Rockhill Greens, LLC  
c/o Petroleum Inc.  
300 W. Douglas, Suite 1050  
Wichita, KS 67202

**LOCATION:**

- a) Generally bordered by E. 65<sup>th</sup> Street on the north, E. 67<sup>th</sup> Street on the south, Troost Avenue on the east and Rockhill Road on the west.
- b, c & d) Generally located at the northwest corner of E. 67<sup>th</sup> Street and Troost Avenue.

**AREA:** Approximately 15 acres & 3 acres.

**REQUESTS:**

- a) **CD-CPC-2018-00110** – To consider amending a previously approved Chapter 80 Preliminary Development plan in Districts B3-2/ R-0.5, to allow for deletion of a 3 acre tract from the plan.
- b) **CD-CPC-2018-00109**- To consider a request to amend the Country Club/ Waldo Area Plan, on a 3 acre tract of land by changing the recommended land use from Residential Urban to Commercial.
- c) **CD-CPC-2018-00108**–To consider rezoning the 3 acre parcel from Districts B3-2/ R-0.5 to District B4-1 (Heavy Business/ Commercial).
- d) **CD-CPC-2018-00107**- To consider approval of a

development plan in District B4-1 (Heavy Business/ Commercial) that allows for a 3-story (140, 000 sq. ft.) self-storage facility.

## **SURROUNDING**

**LAND USE:**      **North:**      zoned R-1.5/ B4-5, Benjamin Banneker Charter Academy.  
                         **South:**      zoned B3-2/ R-1.5/ R-0.5, parking lot and Brookside Senior residence.  
                         **East:**        zoned B-3/ B-4 & M1-5, mixed commercial.  
                         **West:**        zoned R-5, single family residences.

**LAND USE PLAN:**      The County Club/ Waldo Area Plan adopted on February 22, 2018, by Resolution No. 180106 recommends Residential Urban, which corresponds with R-0.3 and R0.5 zoning categories for this property. The proposed zoning is not consistent with the future land use plan which necessitates an area plan amendment.

**MAJOR STREET PLAN:**      The City's Major Street Plan classifies Troost Avenue as a "4-lane through Street" with two through lanes in each direction. Troost Avenue is identified as an established arterial.

## **ARTERIAL STREET**

**IMPACT FEE:**                      Benefit District:      Within and exempt district.  
*(Informational only)*

## **PRIOR & RELATED CASES:**

**Case No. 8889-UR-23** - Committee Substitute Ordinance No. 170632, passed by City Council on August 24, 2017, rezoned a 6 acre tract of land generally located at the southeast corner of Rockhill Road and E. 65th Street from Districts B3-2 and R-0.5 to District UR, and approving a preliminary development plan to allow for a multi-family development.

**Case No. 8889-P-22** – Committee Substitute Ordinance No. 170633, passed by City Council on August 24, 2017, amended a previously approved Chapter 80 Preliminary Development plan in Districts B3-2/ R-0.5, on approximately 21 acres generally bordered by E. 65th Street on the north, E. 67th Street on the south, Troost Avenue on the east and Rockhill Road on the west, to allow for deletion of a 10 acre tract from the plan.

**Case No. 260-S-13** – Resolution No. 170631, passed by City Council on August 24, 2017, amended the Country Club/ Waldo Area Plan, on a 6 acre tract of land, generally located at the southeast corner E. 65<sup>th</sup> Street and Rockhill Road by changing the recommended land use from Office to High Density Residential.

**SD 0223E, Preliminary Plat, Baptist Medical Center, Fourth Plat** – On August 15, 2017, the City Plan Commission approved a preliminary plat in Districts B3-2/ R-0.5 on about 21 acres, generally bordered by E. 65<sup>th</sup> Street on the north, E. 67<sup>th</sup> Street on the south, Troost Avenue on the east and Rockhill Road on the west, creating four (4) lots.

**SD 0223F, Final Plat, Baptist Medical Center, Fourth Plat** - On August 15, 2017, the City Plan Commission approved a final plat in Districts B3-2/ R-0.5 on about 21 acres, generally bordered by E. 65<sup>th</sup> Street on the north, E. 67<sup>th</sup> Street on the south, Troost Avenue on the east and Rockhill Road on the west, creating four (4) lots. City Council action pending.

**Case No. 260-S-9** – Resolution No. 140454 passed by the City Council on July 10, 2013 amended the Country Club/ Waldo Area Plan, on about 4.1 acre tract of land, generally located at the northwest corner of E. 68<sup>th</sup> Street and Troost Avenue by changing the recommended land use from Office to High Density Residential.

**Case No. 683-S-1** – Ordinance No. 140441 passed by City Council on July 10, 2013 approved the First Amended and Restated Troost Rockhill PIEA General Development Plan, and declare the area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

**SD 0223D, Final Plat – Brookside Senior Residences** – Ordinance No. 130691 passed by City Council on September 26, 2013 approved a final plat on about 1.9 acres, in District R-1.5 (Residential dash 1.5), generally located at the southwest corner of E. 67<sup>th</sup> Street and Troost Avenue, creating one (1) lot.

**Case No. 260-S-7** – Resolution No. 130518 adopted by City Council on August 1, 2013 amended the Country Club Area Plan, on about 1.9 acre tract of land, generally located at the southwest corner of E. 67<sup>th</sup> Street and Troost Avenue, by changing the recommended land use from Office to Medium Density Residential.

**Case No. 8889-P-20** – Ordinance No. 130514 passed by City Council on August 1, 2013 rezoned about 1.9 acres generally located at the southwest corner of E. 67<sup>th</sup> Street and Troost Avenue, to consider rezoning the tract of land from Districts B3-2/ R-0.5 (Community Business dash 2/ Residential dash 0.5) to District R-1.5 (Residential dash 1.5).

**SD 0233C, Preliminary Plat – Brookside Senior Residence** – On June 4, 2013, the City Plan Commission approved a preliminary plat on about 3.8 acres, in Districts B3-2/ R-0.5 (Community Business dash 2/ Residential dash 0.5), generally located at the southwest corner of E. 67<sup>th</sup> Street and Troost Avenue, creating two (2) lots.

### **EXISTING CONDITIONS:**

The subject site is developed with a surface parking lot and is part of the Research Medical Center, Brookside Campus (Baptist-Lutheran Medical Center). The site is generally bordered by E. 65<sup>th</sup> Street on the north, E. 67<sup>th</sup> Street on the south, Troost Avenue on the east and Rockhill Road on the west. To the north of the site is Benjamin Banneker Charter Academy, to the south is Brookside Senior Residence and parking lot for the center. On the east side of Troost Avenue are mixed commercial uses and to the west of the site are single family residences.

### **Planned Industrial Expansion Authority Incentive Plan:**

In July of 2013, the City Council approved the First Amended and Restated Troost Rockhill PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

### **Current Approved Plan:**

Ordinance No. 021296, passed by City Council on November 26, 2002 (Case No. 8889-PD-14). Below is a summary the current development scenario:

- All the buildings in 2002 totaled 663,500 sq. ft., required 1,730 parking spaces, and 2,036 total spaces were provided.
- 4 buildings shown on the plan have since been demolished.
  - Daycare & Office building – required 8 spaces.
  - Computer Center – required 10 spaces.
  - Medical Office Building South (80 doctors) – 400 spaces.
  - Medical Office Building North (45 doctors) – 225 spaces.
- Brookside Senior Residence was constructed on the land where Medical Office Building South was – this facility has 46 units and requires 46 spaces.
- Committee Substitute Ordinance No. 170633, passed by City Council on August 24, 2017, rezoned a 6 acre tract of land generally located at the southeast corner of Rockhill Road and E. 65<sup>th</sup> Street from Districts B3-2 and R-0.5 to District UR, and approving a preliminary development plan to allow for 165 multi-family units within 3 buildings (Case No. 8889-UR-23).

Below is a parking calculation of the overall parking within the development area based on existing buildings and uses. This is used to determine that the existing parking exceeds the current uses within the plan area. Over time buildings have been demolished and uses have been abandoned and therefore the parking requirement across the plan area has fallen, therefore development of the subject property and resulting loss in parking spaces is not a concern. I would just state something like that.

- The total parking spaces required for all the buildings in the plan now total 1,133.
- This leaves us with 903 excess spaces ( $2,036 - 1,133 = 903$ ).
- There are 369 parking spaces on the land Sunflower Development 6 acre parcel.
- 903 excess spaces minus 369 maximum spaces that could be eliminate from the use of the other buildings in the plan leaves 534 excess spaces even after Sunflower Development build out.

**SUMMARY OF REQUEST:**        **Four applications have been filed and are summarized below:**

**CD-CPC-2018-00110** is a request to amend the existing Baptist Medical Center development plan to delete a 3 acre tract from the plan. Four major buildings have been demolished from the current approved plan, leaving a vast sea of surface parking. The request will allow for the redevelopment of the 3 acre tract with a 3-story climate controlled self-storage facility. In 2017 the City Council amended the plan to delete a 6 acre tract at the southeast corner of Rockhill Road and E. 65th Street from the plan. Staff supports the deletion of the plan, conditional on amending the future land use plan.

**88-260-06 Amendments to Approved Preliminary Development Plans**

**88-260-06-A.** In the course of carrying out any part of the development plan for a UR district, the developer may submit a request for an amendment of the preliminary development plan approved at the time of rezoning to the UR district. Requests to amend a preliminary development plan must be processed as a zoning map amendment in accordance with 88-515.

**Plan Amendment authority to file 88-515-01-C** - In the case of a plan amendment (in a zoning district requiring a plan) with multiple owners, a single property owner may initiate the application to amend the plan subject to stipulations.

**CD-CPC-2018-00109** is a request to consider amending the Country Club/ Waldo Area Plan, on a 3 acre tract of land, generally located at the southeast corner E. 65<sup>th</sup> Street and Rockhill Road by changing the recommended land use from Residential Urban to Commercial.

**CD-CPC-2018-00108** is a request to rezone the 3 acre tract of land from Districts B3-2/ R-0.5 to District B4-1 (Heavy Business/ Commercial).

**CD-CPC-2018-00107** is a request for approval of a development plan in District B4-1 (Heavy Business/ Commercial) to allow for a 3-story (140, 000 sq. ft.) self-storage facility.

#### **PLAN REVIEW:**

The proposed development plan shows a 140,000 square foot, 3-story climate controlled storage warehouse buildings on 3 acres on the southwest corner of the site. The proposal is for about 750 storage units. The building is setback 145 feet from the northerly property line, 15 feet from the southerly property line and 30 feet from Troost Avenue to the west. The 3-story climate controlled building shows a 6,000 square foot drive through canopy in front of the building along Troost Avenue. The plan shows a BMP facility at the northwest corner of the site. Access to the site is provided via two driveways off the private drive.

The proposed site plan shows the north access drive and driveway setback only 5 feet from Troost Avenue. Staff recommends that the proposed drive be relocated further from Troost Avenue and that the developer provide a truck turning template to show how trucks will access and navigate the site. The zoning and development code requires a minimum of 10 foot landscape area when a vehicular use area abuts a public street. Staff recommends that the plan be revised to provide the 10 foot landscape buffer.

The plan shows 19 parking spaces at the northwest corner of the site. There are 2 ADA accessible parking spaces next to the building. The Zoning and Development code requires 3 parking spaces, plus 1 parking space per 75 storage units. The plan shows 19 parking spaces, 3 short term bicycle parking and 1 long term bicycle parking spaces which meets the requirement of the code.

A preliminary landscape plan has been prepared by the applicant indicating street trees and shrubs along public streets per the requirements of the Zoning and Development code. Staff recommends that the plan be revised to provide a column that shows the number of trees and shrubs required by the Zoning and Development code and show how the plan meets those requirements.

The building is proposed to be constructed of horizontal and vertical architectural metal panel siding accented with “wood-look exterior wall finish.” The plan shows a 2-story entry canopy with insulated clear glass windows along Troost Avenue. The proposal will also be evaluated by the design guidance set forth in the Country Club/Waldo Area Plan as it relates to the Troost corridor. Please refer to Appendix A of the Country Club/Waldo Area Plan for development form guidelines for **corridors**. The developer meeting with staff promised superior architecture for the proposed storage warehouse facility. Staff is concerned about the visibility of the proximity of the drive through/ loading feature along Troost Avenue. Staff recommends that the developer continue to work with City Planning and Development staff as it relates to the building location, drive through canopy and architecture of the storage facility prior to ordinance request. The revision shall also include signage and placement of accessory equipment and structures. The plan shall also be revised to meet chapter 88-369 in its entirety.

#### **Chapter 88-369-02-1 – Standards**

Self-storage warehouse facilities must be developed and operated in compliance with the standards of this section:

1. *IN ALL PERMITTED DISTRICTS*

- a. *All storage units shall gain access from the interior of the building or site. Unit doors may not face the street or be visible from public right-of-way, except that unit doors may face state highway right-of-way if the doors are 100 feet or greater from the edge-of-pavement of said highway and screened with berms, landscaping and/or fencing.*
- b. *Any building within the facility directly abutting an R or DR District may not face any unit doors toward said district, unless the doors are 100 feet or greater from said district and screened with berms, landscaping, and/or fencing.*
- c. *Any fencing shall be no taller than 8 feet in height. Fences abutting public right-of-way shall be wrought iron or other similar decorative metal fencing. Fences directly abutting an R or DR district shall be of wood, masonry, or wrought iron or other similar decorative metal fencing. Required landscape buffers shall be on the exterior of the fence. The fence may run between buildings to reduce the amount of fencing required.*
- d. *Any façade directly abutting public-right-of way or an R or DR district shall be comprised of at least 50 percent brick, stone, or other comparable masonry materials on the ground level. Metal facades are restricted to the interior buildings.*
- e. *Any wall abutting public right-of-way and over 75 feet in length shall include a combination of at least two of the following features: façade setbacks, change of building materials, varied roof line, a water table, or*

*pilasters.*

2. *IN ALL PERMITTED DISTRICTS*

- a. *Fencing shall not include any barbed wire and razor wire.*
- b. *Up to 25 percent of the site may be used for the outdoor storage of operational recreational vehicles, commercial vehicles, and watercraft. Such storage areas shall not be located directly adjacent to any public right-of-way or any R or DR district. Such storage areas shall be screened in accordance with 88-425-09.*

Staff recommends that the developer consider a list of prohibited uses as part of this development plan based on the proximity of the proposed B-4 zoning to the existing multi-family residential zoning to the south (Brookside Senior Housing).

**ANALYSIS:**

The subject property and abutting land to the north, west and south when considered cumulatively, form a large prime redevelopment opportunity in an area of the city with limited opportunities for large scale redevelopment. The Country Club/Waldo Area Plan, which was only recently adopted, recommends the property be redeveloped as urban density residential. There is a demonstrated need for a greater variety of housing options and doing so in established neighborhoods is difficult for a variety of reasons. Therefore, the Commission should carefully consider incremental development of larger potential redevelopment areas to ensure that such incremental development is both the highest and best use and also does not serve as a disincentive to redevelopment desired on adjacent properties. Some uses allowed in B4, the proposed use included, may serve as a disincentive. For this reason, staff does not support the requests and recommends denial; however, should the Commission desire to recommend approval, staff is recommending conditions which may mitigate the negative impacts of the proposed use and lessen the potential disincentive to adjacent redevelopment.



**RECOMMENDATIONS:**

- a) City Planning and Development Department staff recommends approval of **Case No. CD-CPC-2018-00110** based on the application, plat and documents provided for review prior to the hearing and subject to the following conditions:

**Condition No. 1. per City Planning & Development, Development Management Division (Olofu Agbaji, [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org))**

1. That one (1) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri State Plane coordinate system) of all submitted sheets, revised as noted, be submitted to Development Management staff (15<sup>th</sup> Floor, City Hall) prior to ordinance request showing:
    - a. Update development data to reflect existing development and anticipated completion dates of future phases.
- b) City Planning and Development Staff recommends denial of **Case No. CD-CPC-2018-00109** for the following reasons:
1. The requested zoning is not consistent with the recently adopted County Club/ Waldo Area Plan. The plan, adopted on February 22, 2018, by Resolution No. 180106 recommends Residential Urban, which corresponds with R-0.3 and R0.5 zoning categories for this property.
  2. The Country Club/ Waldo Area Plan recommends Residential Urban, which corresponds with R-0.3 and R0.5 zoning categories. The area plan generally does not support commercial encroachment into residential neighborhoods and this proposed zoning will skip zoning districts B1 through B3. This does not provide any transition from residential to Heavy Business/ Commercial.
- c) City Planning and Development Department staff recommends denial of **Case No. CD-CPC-2018-00108** as the proposed zoning district is not consistent with the future land use designation of the Country Club/ Waldo Area Plan.
- d) City Planning and Development Department staff recommends denial of **Case No. CD-CPC-2018-00107** as the proposed zoning district is not consistent with the future land use designation of the Country Club/ Waldo Area Plan.

**Should the City Plan Commission approve the rezoning, City Planning and Development staff offers the following** based on the application, plans and documents provided for review prior to the hearing and subject to the following conditions:

**Condition Nos. 1. - 5. per City Planning & Development, Development Management Division (Olofu Agbaji, [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org))**

1. That one (1) collated, stapled and folded copy (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri State Plane coordinate system) of all submitted sheets, revised as noted, be submitted to Development Management staff (15<sup>th</sup> Floor, City Hall) prior to ordinance request showing:
  - a. Revise the site plan to provide adequate distance between the proposed access drive and Troost Avenue. This may require moving the access drive to the rear of the development rather than in front.
  - b. Provide a truck turning template that shows all proposed maneuvering from Troost Avenue and within the property.
  - c. Elevations of all fences included proposed gate materials and height.
  - d. Revised landscape plan to provide the required 10 foot setbacks and landscape buffer as required by the code.
  - e. Revised landscape plan to provide a column that shows the number of trees and shrubs required by the Zoning and Development code and show how the plan meets those requirements.
  - f. Landscape plan shall be sealed by an architect registered in the state of Missouri as required by Chapter 88-425-12.
  - g. Revised landscape plan to provide additional evergreen plantings per staff approval to provide additional screening.
  - h. A signage plan as required by Chapter 88-445-10-A-1.
2. That the developer continues to work with City Planning and Development staff as it relates to the proposed access, building location, drive through canopy and architecture of the storage facility prior to ordinance request.
3. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.

4. That the developer submits a street tree planting plan for proposed street trees to the Development Management Division prior to issuance of building permit. The developer shall also secure the approval of the City Forester for street trees to be planted in the right of way prior to occupancy. This can be called out as part of the landscape plan.

**Conditions No. 5. -11. per City Planning & Development, Land Development Division (Lucas Kaspar, [lucas.kasper@kcmo.org](mailto:lucas.kasper@kcmo.org))**

5. That the plan be corrected to relocate the access drive approaches farther away from Troost Avenue.
6. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
7. 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.
8. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
9. 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.

10. 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.
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 Nos. 12. - 15. per Water Services Department (Mark Griffin, [mark.griffin@kcmo.org](mailto:mark.griffin@kcmo.org))**

12. That the developer ensure that all Water and Fire service lines should meet current standards.
13. That the developer install a new fire hydrant in front of the property.
14. That the developer ensure that the distance between fire hydrants should not exceed 300'.
15. That the developer submit Fire hydrant installation drawings to Water main extension Desk at KC Water Services Department.

Respectfully submitted,



Olofu O. Agbaji  
Planner