



CITY PLAN COMMISSION

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

kcmo.gov/planning

January 05, 2024

Timothy Homburg
NSPJ Architects, P.A.
3515 W 75th, 201
Prairie Village, KS 66208

Re: **CD-CPC-2023-00153** - A request to approve a Development Plan, with an associated Preliminary Plat, for an apartment complex and parking garage on about 2 acres generally located at 4627 Madison Ave.

Dear Timothy Homburg:

At its meeting on December 05, 2023, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. 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 the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

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

Sincerely,

Ahnna Nanoski
Lead Planner



Plan Conditions

Report Date: December 07, 2023

Case Number: CD-CPC-2023-00153

Project: 4627 Madison Apartments

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, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan have been installed in accordance with the plan and are healthy prior to the Certificate of Occupancy.
2. 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.
3. No detailed signage plan is included. All signs must comply with 88-445-07 [Single purpose building] and are subject to permitting.
4. Applicant requests a deviation to the maximum height of a structure within the Plaza Bowl Overlay District adopted by Committee Substitute for Ordinance No. 190100 per Section B, Subsection 4.f. The height deviation requested is as follows:
 - A. Southeast property corner elevation equals 98 ft, resulting in a deviation of 8 ft.
5. Per 88-425-13 an administrative adjustment is approved to site 7 street trees along Madison Ave and 0 along Summit St. In lieu of 6 street trees along Summit St, raised planters will be installed.
6. Provide an outdoor lighting plan conforming to 88-430. Per 88-430-05-C, spillover light may not exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way measured at grade along the property line. Correction needs to be resolved prior to City Council Ordinance Request.
7. Per 88-424-03-C, projects in which no tree canopy cover will be impacted or removed are exempt from 88-424-03-C with a certified statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required stamped plans and plats. Correction needs to be resolved prior to City Council Ordinance Request.
8. An Alternative Compliance Parking Plan must be submitted for the temporary loss of existing parking at 800 W 47th St for the users of 800 W 47th St.
9. Water Services Condition: Provide a Utility Plan showing and labeling the location and sizes of the Existing & Proposed Public Water Mains & Fire Hydrants. Condition must be revised prior to City Council Ordinance Request.
Note 10/30: Sheet C1.01 Utility Plan not modified per previous comments and response letter for proposed fire and domestic water connections to the 8" main in 47th Street vs. 6" main in Madison Ave. (The 8" main will still need to be verified as adequate).
10. The developer will ensure that the enclosed interior parking spaces numbers reflect one parking space per bedroom plus at least 20+ visitor parking spaces.
11. The developer agrees to not separate parking fee from rent, so that each bedroom is assigned one parking space as a part of the rental of the unit.

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

12. The proposed project shall meet the fire flow requirements as set forth in Appendix B of the project 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 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) Also, fire hydrant distribution shall follow IFC-2018 Table C102.1

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

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

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

17. The developer shall be 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. The developer has indicated a money-in-lieu of parkland is to be paid in satisfying these requirements. The fee will be based on the total number of units at the 2023 park rate and due prior to Certificate of Occupancy.

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

18. 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.
19. The developer shall ensure that water and fire service lines meet current Water Services Department Rules and Regulations prior to the Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
20. 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.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Bryan Wagner 816-513-0275
North of River contact - Pedro Colato 816-513-4892

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

22. Per the utility plan note to connect the proposed private domestic and fire service lines to the existing 6" public water main in Madison Ave., this main is not likely adequately sized for these connections and providing for the existing water flow demands. The existing water main in Madison Ave. is slated for upsizing and replacement as part of the WSD water main replacement program, however the timing of the two projects is unknown, and the new main would need to be in service prior to connecting. An 8" main exists in 47th Street according to our GIS maps and is more likely to be able to provide adequate flows and pressures for the domestic and fire flows and would need further investigation for confirmation of available flows and pressures vs. anticipated demands. If these options are not viable then a main extension and upsizing project will be needed.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

23. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated; as required by Land Development Division and KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.