



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 19, 2023

**Project Name**  
Arrive KC 2<sup>nd</sup> Plat

**Docket #C2**

**Request**  
CLD-FnPlat-2023-00021  
Final Plat

**Applicant**  
Mitchell Slutter  
Renaissance Infrastructure

**Owner**  
Owen Haake  
NorthPoint Development

**Location** 2914 Main Street  
**Area** About 1.6 acres  
**Zoning** UR  
**Council District** 4<sup>th</sup>  
**County** Jackson  
**School District** Kansas City 110

**Surrounding Land Uses**

**North:** Residential, zoned UR  
**South:** Commercial, zoned B4-5  
**East:** Future Residential, zoned UR  
**West:** Penn Valley Park, zoned R-1.5

**Major Street Plan**

The City's Major Street Plan identifies 31st St as Commerce/Mixed Use with 4 lanes at this location

**Land Use Plan**

The Greater Downtown Area Plan recommends Mixed-Use uses for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on July 11, 2023. (No) Scheduling deviations from 2023 Cycle P have occurred.

- Reasons for deviations.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Final Plats therefore notice is not sent.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request.

**EXISTING CONDITIONS**

The subject site is currently developed with the former Trinity Lutheran Hospital, which has been abandoned since 2001. The site is along the future streetcar extension. To the north and east is existing and future residential. To the south is existing commercial. To the west is Penn Valley Park. There is no associated regulated stream with the subject site.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located at the northeast corner of West 31st Street and Wyandotte Avenue to create one (1) lot and two (2) tracts to allow for a multifamily structure with 373 units.

**CONTROLLING CASE**

**Case No. CD-CPC-2022-00123** – Ordinance 220992 approved by City Council on December 1, 2022, rezoned an area of about 1.6 acres generally located at the northeast corner of West 31st Street and Baltimore Avenue to allow for the creation of one (1) lot to allow for a parking structure.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C2 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. 8457URD2** – Ordinance 080217 approved by City Council on March 20, 2008 approved the Park Reserve Urban Redevelopment plan which rezoned approximately 7.5 acres to District UR (Urban Redevelopment) and approved development plan to allow for housing for nurses, commercial space, a parking garage, and a hospital.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located at the northeast corner of West 31st Street and Baltimore Avenue to allow for the creation of one (1) lot to allow for a parking structure. This use was approved in Case No. CD-CPC-2022-00123 which served as the Preliminary Plat. The parking structure will serve the adjacent Arrive KC 1st Plat which has 373 units. The Development Plan proposed to develop a multi-family structure and parking garage to replace the existing abandoned Trinity Lutheran Hospital. The plan does not proposed to create any new street connections or dedicate any right of way. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the Zoning and Development Code.

**PLAT ANALYSIS**

| Standards   | Applies | Meets | More Information |
|---|---------|-------|------------------|
| Lot and Building Standards (88-255)                 | Yes     | Yes   |                  |
| Accessory or Use- Specific Standards (88-305 – 385) | No      |       |                  |
| Boulevard and Parkway Standards (88-323)            | No      |       |                  |
| Parkland Dedication (88-408)                        | Yes     | Yes   |                  |

**APPROVAL CRITERIA**

**No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.**

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,



Matthew Barnes  
Planner



## Plan Conditions

Report Date: September 14, 2023

Case Number: CLD-FnPlat-2023-00021

Project: ArriveKC, 2nd Plat

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

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. Prior to recording of the plat add the City Plan Commission approval date, ordinance number, and date passed by the City Council within the Signature Block.
4. Prior to recording of the plat submit an ownership certificate from a title company, which has been signed by an authorized agent, is current within 90 days, includes all of the property being platted (which the surveyor has verified is accurate) and which shows fee ownership of the correct owners. (Please Note: This must be satisfied 90 days prior to the plat being released to the City Clerk's Office for recording. The City's Law Department has previously stated the words 'Fee Simple' when listed on ownership certificates, along with the owners' names, show fee ownership.)
5. Prior to recording of the plat please upload the most recent years paid tax receipt.
6. Prior to recording of the plat submit an executed original (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat.
7. Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.

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

8. 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.
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.

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

10. • 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
11. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)



1"=30'  
0 15 30'

# FINAL PLAT ARRIVEKC NO. 2

## A REPLAT OF LOTS 24 THROUGH 38 AND THE SOUTH 5 FEET OF LOT 39, BLOCK 2, MOUNT AUBURN AND ADJOINING VACATED PUBLIC RIGHT-OF-WAY IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

### PROPERTY DESCRIPTION:

All of Lots 24 through 38 and the South 5 feet of Lot 39, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri and all of the vacated alley East of and adjacent to the aforesaid lots in Block 2 and the East 1/2 of vacated Baltimore Avenue; Also the West 16 feet of Lot 9, except the North 3 feet thereof, and the West 16 feet of Lot 10 through 23, Block 2, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, lying in Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian (5th P.M.), as surveyed by Michelle L. Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 27, 2023 more particularly described as follows:

COMMENCING at the Southwest Corner of Lot 24, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri, said point being the intersection of East right of way line of Wyandotte Avenue as now established and the North right of way line of East 31st Street as now established; thence South 87°08'05" East along said North right of way of East 31st Street a distance of 285.98 feet to the POINT OF BEGINNING, said point also lying on West line of the East 1/2 of said vacated Baltimore Avenue; thence North 02°30'03" East along said West line a distance of 394.85 feet; thence South 87°26'44" East a distance of 161.03 feet to a point lying on the East line of said vacated alley, Block 2, MOUNT AUBURN, and 5 feet North of the Northwest corner of said Lot 9; thence South 02°30'03" West along said East line a distance of 8.00 feet to a point 3.00 feet South of said Lot 9; thence South 87°26'44" East a distance of 16.00 feet; thence South 02°30'03" West along a line 16.00 feet East and parallel to said vacated alley a distance of 387.81 feet to a point on North right of way of East 31st Street; thence North 87°08'05" West along said North line a distance of 177.03 feet to the POINT OF BEGINNING, containing 69,855 square feet or 1.604 acres more or less.

**PLAT DEDICATION:** The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as ARRIVEKC NO. 2.

**EASEMENT DEDICATION:** An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (UE), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

**BUILDING LINES:** Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

**RIGHT OF ENTRANCE:** The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**FLOOD PLAIN:** The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0254G, effective January 20, 2017.

**STREET GRADES:** The Street Grades for E 31st Street were previously established by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_; the Street Grades for Wyandotte Avenue were previously established by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_.

**CASH IN LIEU OF PARKLAND:** The developer elects to pay the City of Kansas City, Missouri, a sum of \$ 264,009.16 in lieu of required parkland dedicating for Multi-Family Units pursuant to Section 88-405-17-c of the Zoning and Development Code.

**STREET DEDICATION:** Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

### PLAT DEDICATION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

KANSAS CITY AREA TRANSPORTATION AUTHORITY

Frank White III, President and CEO

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public in and for said County and State, came Frank White III, President and CEO of Kansas City Area Transportation Authority, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Kansas City Area Transportation Authority and he duly acknowledged the execution of the same to be the act and deed of said Kansas City Area Transportation Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: \_\_\_\_\_

CITY PLAN COMMISSION PUBLIC WORKS

Approved: \_\_\_\_\_  
Case No: \_\_\_\_\_  
Michael J. Shaw  
Director

**COUNCIL**  
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor City Clerk  
Quinton Lucas Marilyn Sanders

Vincent E. Brice  
Jackson County Assessment Department

**NOTES:**  
Basis of Bearings: PARK RESERVE CONDOMINIUMS UNITS 2101 - 2308

Error of Closure: 1 part in: 324691.165'

All bearings and distances shown on this final plat are platted and measured unless otherwise noted.

I hereby certify that this Minor Subdivision - Lot Consolidation is based upon an actual field survey performed by me or under my direct supervision during March 2023, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of

**PRELIMINARY  
FINAL PLAT UNDER REVIEW**

ARRIVEKC NO. 2

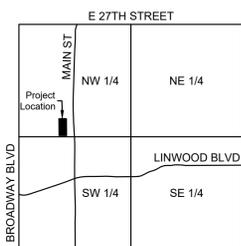
Prepared For:  
NorthPoint Development  
Owen Haake  
3315 North Oak Trafficway  
Kansas City, Missouri 64116  
(816) 888-7380



Michelle L. Brown Missouri PLS-2016019003  
RIC MO CLS-2011003572  
mbrown@ric-consult.com

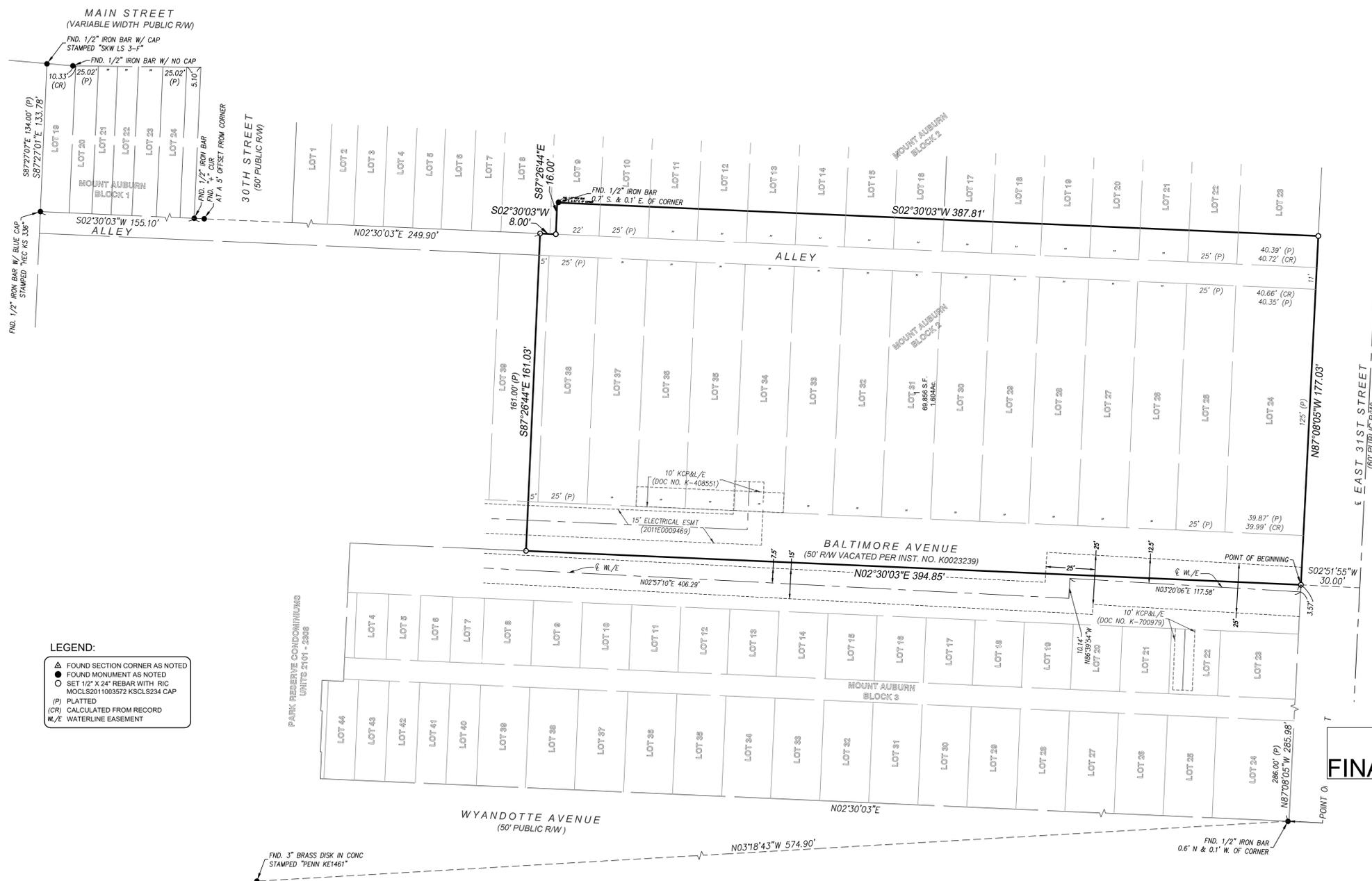
Date of Preparation: July, 2023  
Revised: August 25, 2023

132 Abbie Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ric-consult.com



LOCATION MAP  
SECTION 17-49-33  
NTS

| LAND DATA  | AREA        |
|--|-------------|
| Total Land Area                                  | 69,855 S.F. |
| Land Area for Proposed and Existing Right of Way | 0 S.F.      |
| Net Land Area                                    | 69,855 S.F. |
| Plat Data  |             |
| Number of Lots                                   | 1           |
| Number of Tracts                                 | 0           |



**LEGEND:**  
▲ FOUND SECTION CORNER AS NOTED  
● FOUND MONUMENT AS NOTED  
○ SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP  
(P) PLATTED  
(CR) CALCULATED FROM RECORD  
M/E WATERLINE EASEMENT