



CITY PLAN COMMISSION STAFF REPORT

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

September 19, 2023

Project Name
Arrive KC 2nd 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 4th
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

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / 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 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 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)

