



CD-CPC-2019-00213, and CD-CPC-2019-00241

Project Name: Waldo Ice House Redevelopment

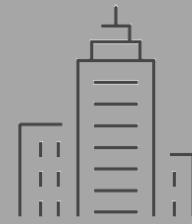
Case Number(s): CD-CPC-2019-00213 Rezone to UR and PDP, and
CD-CPC-2019-00241 Development Plan (to be dismissed)

Location: 222/226/232 W 75th St

Existing Zoning: B4-5

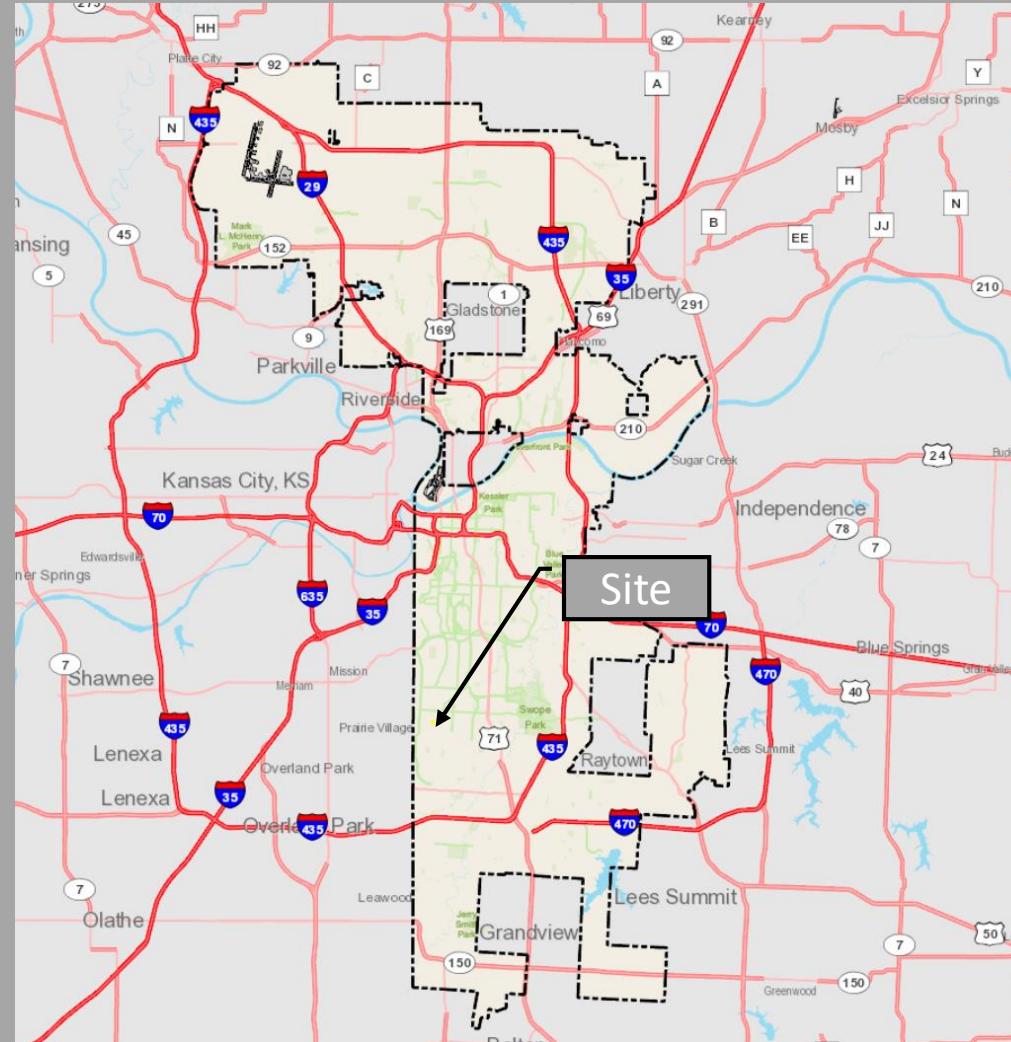
Summary:

- **#8.1 – Case No. CD-CPC-2019-00213:** Applicant is seeking approval of a UR (Urban Redevelopment rezoning with preliminary development plan) from District B4-5 to District UR for the construction of a mixed use building with ground floor commercial and 44 multi-family dwelling units.
- **#8.2 – Case No. CD-CPC-2019-00241:** Previously, the applicant's LCRA tax incentive plan was denied by the City Council. Therefore the applicant submitted a replacement application since the UR zoning designation would not be possible. However, this request was reconsidered by the Council (Ordinance No. 200038) and this new application should be **dismissed** and revert back to the original application (see controlling case and related relevant cases sections below for more details).

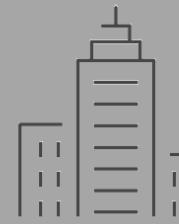




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Docket#8.1 and 8.2





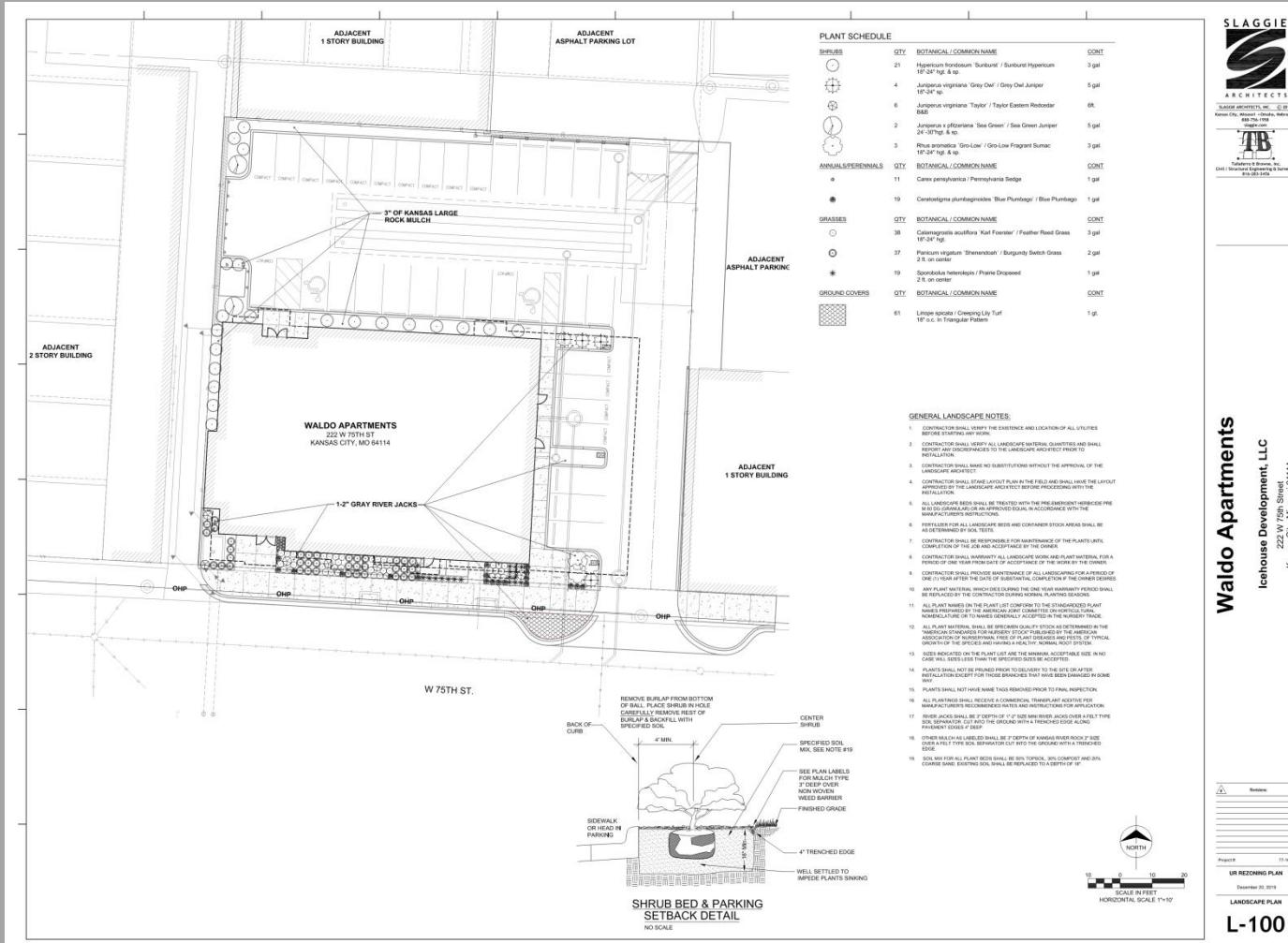
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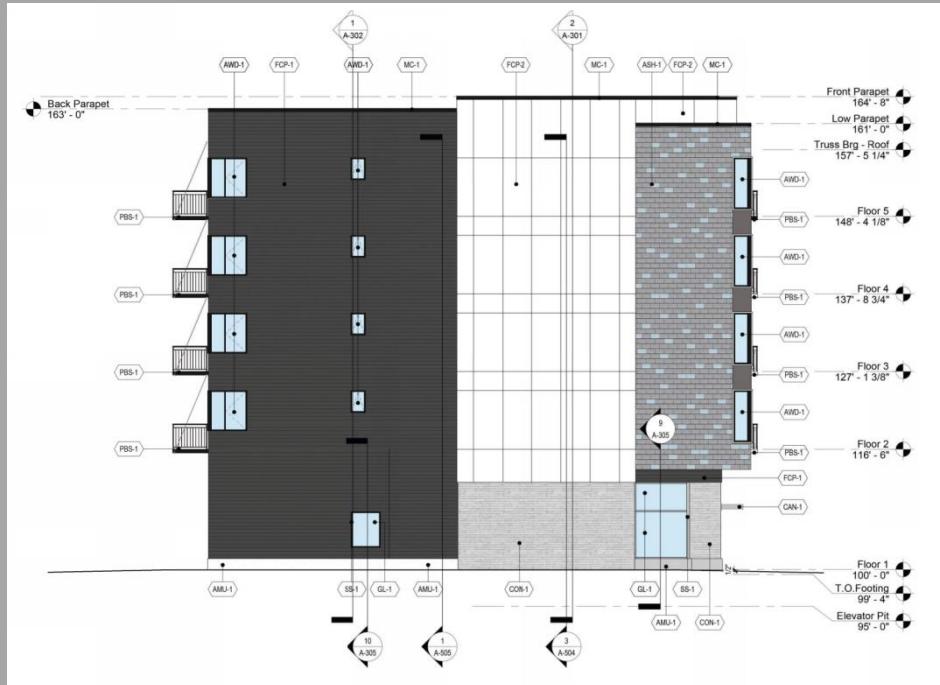


Proposed Site Plan

Docket#8.1 and 8.2



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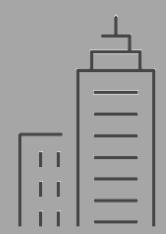
West Elevation



South (front) Elevation

Proposed Building Elevations

Docket#8.1 and 8.2



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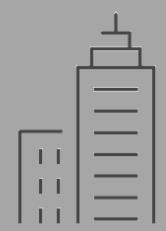


East Elevation



North (rear) Elevation

Proposed Building Elevations





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Key Topics:

Uses:

- Currently **zoned B4**
- Area Plan Recommendation **B2 zoning**
- Recommendation for the UR: (condition #3) Uses permitted within this UR Zoning District shall be consistent with those uses associated with the **B3 zoning** district, and further prohibit the following uses: Drive-thru facilities, Entertainment and Spectator Sports – Indoor large venue (500+ capacity), Entertainment and Spectator Sports – Outdoor, Pawn shop, Short-term Loan Establishment, Gasoline and Fuel Sales, Sports and Recreation – Participant (Outdoor), Vehicle Sales and Service (including all sub-categories), Agriculture – Animal, and Agriculture – Crop.





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Key Topics:

Parking Calculations:

72 required spaces (7,000 sq ft of commercial and 44 multi-family dwelling units)

- 38 spaces (bus rapid transit)

= 44 required spaces

- 15% (bicycle parking facilities)

= 37 required spaces

- 3 spaces (car share program)

= 34 required parking spaces

34 parking spaces are proposed by the development. The proposed development provides approximately 0.77 parking spaces per dwelling unit (not including on-street parking).





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Staff Recommendation:

Staff recommends approval of the project subject to conditions #1-23.





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Amended Language for Conditions:

12. The developer must 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. **The developer, shall coordinate with the Public Works Division to implement those improvements in the public right of way to be built by the City as part of City Project #89008516 and obtain written confirmation from Public Works that the improvements will be constructed by Public Works. If Project #89008516 does not proceed forward, the developer shall complete the required streetscape plan as required by code prior to the issuance of any certificate of occupancy.**

14. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. **The developer, shall coordinate with the Public Works Division to implement those improvements in the public right of way to be built by the City as part of City Project #89008516 and obtain written confirmation from Public Works that the improvements will be constructed by Public Works. If Project #89008516 does not proceed forward, the developer shall complete the required ADA improvements as required by code prior to the issuance of any certificate of occupancy.**





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Amended Language for Conditions:

16. 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. **The developer, shall coordinate with the Public Works Division to implement those improvements in the public right of way to be built by the City as part of City Project #89008516 and obtain written confirmation from Public Works that the improvements will be constructed by Public Works.** If Project #89008516 does not proceed forward, the developer shall complete the required improvements as required by code prior to the issuance of any certificate of occupancy.

22. The developer must submit a street tree planting plan for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right of way. Street Tree Planting plan applies to W 75th Street. **The developer, shall coordinate with the Public Works Division to implement those improvements in the public right of way to be built by the City as part of City Project #89008516 and obtain written confirmation from Public Works that the improvements will be constructed by Public Works.** If Project #89008516 does not proceed forward, the developer shall complete the required streetscape plan as required by code prior to the issuance of a final certificate of occupancy.

