

LAND USE PLAN: The Line Creek Valley Area Plan adopted by Resolution No. 110030 on February 10, 2011, recommends Mixed Use Community land use designation at this location. The proposed use is allowed under this designation but not consistent with the future land use plan. Staff recommends that the land use designation be amended from to residential and the property be rezoned to residential compatible with the proposed density.

MAJOR STREET PLAN: Northwest 68th Street is classified as a 4 lane through street and a thoroughfare typology by the Major Street Plan. It is also listed as a Future Bike Facility in the Bike KC Facilities Map. North Platte Purchase Drive is classified as a 2 lane through street with a local link typology by the Major Street Plan at this location.

ARTERIAL STREET

IMPACT FEE: Benefit District: E
(Informational only) Fees will be calculated by the administrator.

Neighborhood Associations Notified by City (per City's list of registered associations):

There are no registered or active homes associations or registered neighborhood association. The applicant sent the notice of meeting to everyone within 300' per the City's mailing list.

Neighborhood Meeting Scheduled:

The applicant met with adjacent property owners on May 30, 2018.

PREVIOUS CASES:

Case No. 12389-A-4 – Generally located at the northwest corner of N. Platte Purchase Drive and Northwest 68th Street. At its regularly scheduled meeting on February 12, 2002 the Board of Zoning Adjustment CONTINUED the request for a variance to the required front yard setback to allow for construction of 19 residential units off the docket with a \$100 continuance fee.

Case No. 12389-CUP-3- On November 6, 2001, the City Plan Commission approved a final plan on approximately 16 acres generally located at the northwest corner of NW 68th Street and future N. Platte Purchase Drive, allowing development of 112 residential units, including 16 single family villa homes, 36 townhome units, and 60 apartment units in District R2a (Two-family dwellings, low density

Case No. SD0985, Final Plat of Falcon Falls – Ordinance No. 020510 passed by City Council on May 9, 2002, approved final plat to create two residential lots.

Case No. 12389-CUP-2 - Ordinance No. 001222 passed by City Council on October 19, 2000, approved a community unit project plan for development of 16 single family units and 96 multifamily units on 16 acres generally located north of N.W. 68th Street and west of N. Platte Purchase in District R2a (Two-family dwellings, low density).

Case No. 12389-P-1 – Ordinance No. 001221 passed by City Council on October 19, 2000, rezoned about 16 acres generally located north of NW 68th Street and west of N. Platte Purchase Drive from District R1a (One-family dwelling district, medium density) to District R2a (Two-family dwellings, low density).

Case No. 12389-P – Ordinance No. 001220 passed by City Council on October 19, 2000, rezoned about rezoning an area of approximately 6 acres generally located approximately 260 feet north and 160 feet west of the intersection of N.W. 68th Street and N. Platte Purchase Drive (N. Bell Street) from District R-1a (One-Family Dwellings) to District C-2-p (Local Retail Business - Limited District), and approving a preliminary plan for the same.

EXISTING CONDITIONS:

The subject site is a vacant agricultural parcel located at the on the north side of NW 68th Street on both sides of N. Ames Avenue. The 22 acre subject site is located on the north side of N.W. 68th Street. Future N. Platte Purchase Drive forms a major segment of the east property line. The East Fork of Line Creek traverses the Eureka Farms property to the east, crosses the subject site at the extreme southeast corner, then flows under NW 68th Street. The land generally slopes from northwest to southeast.

North Ames Avenue bisects the site in two and it is looped by NW 68th Terrace on the north and N. Bradford Avenue on the west. Surrounding land uses include multifamily development within falcon Falls to the north and west. Single family residential subdivisions (Milton Acres, Little Farms, and Clayton) to the south and undeveloped property to the west. Immediately to the east is the undeveloped Eureka Farms property, through which the East Fork of Line Creek flows. To the east of the project site, located at the northwest corner of NW 68th Street and future Platte Purchase Drive, is a 1.2 acre parcel owned by the City of Kansas City. Eventually a bridge over the East Fork of Line Creek could be constructed either on or adjacent to that parcel.

Background:

Ordinance No. 001220 passed by City Council on October 19, 2000, rezoned about rezoning an area of approximately 6 acres generally located approximately 260 feet north and 160 feet west of the intersection of N.W. 68th Street and N. Platte Purchase Drive (N. Bell Street) from District R-1a (One-Family Dwellings) to District C-2-p (Local Retail Business - Limited District), and approving a preliminary plan for the same (Case No. 12389-P). The plan allowed for about 96,000 square feet of retail/ office and commercial with 182 parking spaces.

Access to the area is via N. Bedford and N. Ames Avenues, residential streets that will extend northerly from NW 68th Street. A segment of N. Platte Purchase Drive, from N. Ames Avenue to the north property line of this development is shown on the plan. It was recommended that the developer enter into an deferral agreement to construct N. Platte Purchase Drive at such time as it is extended to the north or south. The original plan anticipated construction of a bridge to allow N. Platte Purchase Drive to intersect with NW 68th Street. Until then, it is likely that N. Ames Street will serve as the connection between NW 68th Street and areas north of the subject site, whenever N. Platte Purchase is constructed to the north.

PLAN REVIEW & ANALYSIS:

The applicant is proposing to amend the existing development plan to allow for 84 multifamily units in seven 3-story buildings in Districts B3-2 (Community Business, dash 2) and R-5 (Residential 5). This will change the current proposed use from commercial to residential. The plan shows three buildings on the east side of N. Ames Avenue and four buildings on the north side of NW 68th Street. All existing street are improved with curbs, gutter and sidewalks.

The buildings are proposed to be constructed of cultured stone, with a combination of lap siding and dimensional siding. This will be accented with shutters and dimensional shingles. The plan provides 146 parking spaces which exceeds the 84 parking spaces parking required by the Zoning and Development code. The plan does not propose any short term and long term bicycle parking spaces. Staff recommends that the plan be revised to provide the parking required by the code. As a result of the change in grade on the site, the plan shows multiple retaining walls along through the site. Staff recommends that a detailed cross section of the proposed retaining wall, showing proposed material for construction, top and bottom elevations of all proposed walls be shown on the plan. The plans should be accompanied by a structural data for any wall higher than 48", to be submitted to DMD prior to issuance of building permit.

The submitted plan included a preliminary stream buffer plan and a Street Tree Planting Plan. City staff recommends that a Street Tree Planting Plan be submitted with the final Plat and approved by the City Forester prior to Mylar approval of the final plat. The stream buffer plan shall be approved by Land Development Division prior ordinance request.

The submitted plan did not include any signage or lighting plan. Staff recommends that the signage plan that meets the requirement of Chapter 88-445 and a lighting plan that meets the requirement of 88-430 be submitted as part of the revised package. Staff also recommends that the landscaping plan be revised to meet the requirements of Chapter 88-425 per staff approval.

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can either dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. The development is providing a need for the following:

$$84 \text{ multi-family lots} \times 2 \times 0.006 = 1.01 \text{ acres}$$
$$1.01 \text{ acres} \times \$39,617.49 = \$39,934.43$$

That the developer can either dedicate 1.01 acres of parkland or contribute \$39,934.43 in lieu of parkland dedication for the 84 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

RECOMMENDATIONS:

City Planning and Development Staff recommends approval of **Case No. 12389-P-5** based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:

Condition Nos. 1. - 4. per City Planning & Development, Development Management Division (Olofu Agbaji, 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 (15th Floor, City Hall) prior to ordinance request showing:
 - a. Proposed color elevation of the proposed buildings.
 - b. Show all existing and proposed signage for this development.

- c. Elevations of dumpster enclosures constructed of the same material as the principal buildings.
 - d. Pedestrian connections within the site and to all adjacent public streets.
 - e. A detailed cross section of the proposed retaining walls, showing proposed material for construction, top and bottom elevations of all proposed walls. The plans should be accompanied by a structural data to be submitted to DMD prior to issuance of building permit.
 - f. Short term and long term bicycle parking spaces per 88-420.
 - g. A lighting plan that meets the requirement of 88-430 be submitted as part of the revised package.
2. That the developer continue to work with City Planning and Development staff as it relates to the propose building architecture prior to issuance of Building Permit.
 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 secure the approval of the City Forester for street trees to be planted in the right of way prior to Mylar approval of the final plat.

Conditions No. 5. – 21. per City Planning & Development, Land Development Division (Lucas Kaspar, lucas.kasper@kcmo.org)

5. 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, as amended, commonly known as the Development Regulations.
6. The developer shall submit a new, or update previously accepted Macro Storm Drainage Study from a Missouri-licensed civil engineer to the Land Development Division for the overall development in accordance with adopted standards to address development amendments or modified conveyance systems, etc., along with providing a detailed Micro study prior to final platting or issuance of a building permit (whichever occurs first), that is in general compliance with the Macro and adopted standards, including a BMP level of service analysis, and securing permits to construct any improvements as required by the Land Development Division.
7. The developer must dedicate additional right of way [and provide easements] for NW 68th Street as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline,

and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.

8. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
9. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
12. 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.
13. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
14. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

15. The developer must grant a BMP and/or Surface Drainage Easement where necessary to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
18. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services.
19. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
20. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
21. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

PLAN CORRECTIONS:

22. Preliminary Stream Buffer Plan
 - a. Detention pond within outer zone counts toward outer zone disturbance. If the outer zone is being established with the maximum 150' extent, the area within that 150' must be preserved; otherwise, outer zone should be established to edge of mature riparian vegetation area but not to exceed 250'. Revise outer zone boundary, hatching, and calculation for percent disturbed.

**Condition No. 23. per Water Services Department (Mark Griffith,
mark.griffin@kcmo.org)**

23. That the developer extend water mains and provide easements as required by the Water Services Department.

**Condition No. 24. per Parks and Recreation Department (Richard Allen,
richard.allen@kcmo.org)**

24. That the developer either dedicate 1.01 acres of parkland or contribute \$39,934.43 in lieu of parkland dedication for the 84 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.
- 84 multi-family lots x 2 x 0.006 = 1.01 acres
1.01 acres x \$39,617.49 = \$39,934.43

Respectfully submitted,



Olofu O. Agbaji
Planner