

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00119

### Brief Title

An ordinance to approve a Development Plan to allow for the development of three triplexes on about .22 acres generally located at 3933 Kenwood Ave. (CD-CPC-2021-00119)

**210901**

**Ordinance Number**

### Details

<b>Location:</b> Generally located 3933 Kenwood Ave.
<b>Reason for Legislation:</b> A Development plan review allows for the City Council to review plans proposing significant development, to determine whether such plans further the purposes of this zoning and development code.

<p><b>PLAN REVIEW</b></p> <p>As noted on the submitted plans, the development comprises of three triplexes in a modern architecture design. The three triplexes face Gillham Park and Kenwood Ave. Parking is located in the rear of the property, access from an alley.</p> <p><i>Building Type- Specific (88-100), Use Regulations (88-300), and Development Standards (88-400)</i></p> <p>See Staff Report</p> <p><i>City Plan Commission: Approval Subject to Conditions as reflected in the conditions below.</i></p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.</li> <li>3. Historic Preservation The two houses are part of the South Hyde Park Historic District. The district is only on the national register and not on the local, so no review is required by the Historic Preservation commission. Though not a requirement, staff would recommend the applicant use similar exterior materials and paint colors that are on the buildings at 3915-23 Kenwood to allow the modern design to blend in with the neighborhood.</li> <li>4. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district,</li> </ol>
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### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<p><b>Applicant</b> James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205</p> <p><b>City Department</b> City Planning &amp; Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of Opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> <b>For</b></p> <p><input type="checkbox"/> <b>Against</b></p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p>City Plan Commission (6-0) 09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas</p> <p><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b></p> <p><input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> <b>Do Pass</b></p> <p><input type="checkbox"/> <b>Do Pass (as amended)</b></p> <p><input type="checkbox"/> <b>Committee Sub.</b></p> <p><input type="checkbox"/> <b>Without Recommendation</b></p> <p><input type="checkbox"/> <b>Hold</b></p> <p><input type="checkbox"/> <b>Do not pass</b></p>

the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

5. 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.
6. 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.
7. 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.
8. 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.

<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and Appropriation Account Codes</b>	

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9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
10. 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.
11. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
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)
15. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
16. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. The developer is 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. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

**Fact Sheet Prepared By:**

**Date:** 09-24-2021

Ahna Nanoski, AICP  
Lead Planner

**Initial Application Filed:** 07-01-2021

**Reviewed By:**

**Date:**

**City Plan Commission:** 09-21-2021

Joe Rexwinkle, AICP

**Revised Plans Filed:** NA

Division Manager

Development Management

**Reference Numbers:**

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