



CITY PLAN COMMISSION STAFF REPORT

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

March 15, 2022

Project Name
Jamestown Square

Docket 10

Request
CD-ROW-2021-00037
Vacation

Applicant
Lamin Nyang
Taliaferro & Browne, Inc
1020 E 8th St
Kansas City, MO 64106

Location	~155 ft north W 40 th St
Area	About .11 acres
Zoning	R-5, B3-2
Council District	4th
County	Jackson County
School District	Independence 160

Surrounding Land Uses
North: Residential uses, zoned R-5
South: Residential uses, zoned R-5
Commercial uses, zoned B3-2
East: Residential uses, zoned R-5
West: KUMED, Kansas City, KS

Major Street Plan
State Line (between W 39th St and W Brush Creek Pkwy) is not identified on the City's Major Street Plan.
Bell St is not identified on the City's Major Street Plan.

Land Use Plan
The Midtown/Plaza Area Plan recommends Residential Medium Density and Residential High Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 10/08/2021. Scheduling deviations from 2021 Cycle W have occurred.

- Companion case CD-CPC-2021-00184 (Development Plan) was reviewed at the January 18th, 2022 CPC meeting.
- Staff re-assignments caused delays.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Volker Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject alley runs about 284.2 ft east-west between State Line Rd and Bell St.

SUMMARY OF REQUEST + KEY POINTS

The Developer is requesting to vacate the alley described in this staff report to allow for the construction of a multi-unit apartment building (223 units). The easement rights can be retained after the ally is vacated.

PROFESSIONAL STAFF RECOMMENDATION

Docket 10 Recommendation
Approval Subject to Conditions

CONTROLLING + RELATED CASES

RESOLUTION 220191. Approving an amendment to the Midtown/Plaza Area Plan on about 2.3 acres generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south by changing the recommended land use from Mixed-Use Neighborhood, Medium Density Residential, and High-Density Residential to Residential Urban for the development of a multi-unit apartment building. (CD-CPC-2021-00183)

ORDINANCE 220192. Rezoning an area of about 2.3 acres generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south from District B3-2, R-2.5, and R-5 to District R-0.3 and approving a development plan that will also serve as a preliminary plat to allow for a multi-unit apartment building. (CD-CPC-2021-00181, CD-CPC-2021-00184)

PLAN REVIEW

The City Council may approve a vacation of all or a portion of any right-of-way or plat only when it determines that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience thereby (88-560-01).

The proposed project consists of 223 units that will span the majority of the subject site. The building will be four (4) stories in height along Bell Street and five (5) stories along State Line Rd with the main entrance off State Line Rd. A parking garage and amenities for the subject site are embedded within the structure.

88-515-05 Approval Criteria for Street, Alley, or Plat Vacations

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors :

- A.** All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.
All property owners adjacent to the right-of-way have legal, safe, and un-burdensome access to either State Line Rd or Bell St. AN
- B.** The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.
Retention of the subject alley does not serve any current or future public purpose. AN
- C.** The vacation will not result in a violation of 88-405.
The proposed vacation will not be in violation of 88-405 (Subdivision Design and Improvement Standards). AN
- D.** The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.
The proposed vacation will not disrupt any street network or reduce existing physical connectivity of State Line Rd or Bell St. AN
- E.** The vacation shall not result in a dead-end street or alley.
The proposed vacation will not result in a dead-end street or alley. AN
- F.** The vacation shall not result in street traffic being routed through an alley.
No traffic will be routed through an alley because of this vacation. AN
- G.** The vacation shall not vacate half the width of a street or alley.
The proposed vacation will not vacate half the width of any street or alley. AN
- H.** The right-of-way to be vacated is not on the Major Street Plan.
The area being vacated is not on the Major Street Plan. AN

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following **APPROVAL SUBJECT TO CONDITIONS**, as stated in the Corrections, Conditions, and Recommendations report.

Respectfully Submitted,

Ahnna Nanoski, AICP
Lead Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Staff

Report Date: March 09, 2022

Case Number: CD-ROW-2021-00037

Project: Jamestown Square

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. The developer shall retain utility easement and protect facilities for the Charter. (3/03/2022)
2. KCMO Public Works Department has facilities or interests within the right-of-way but has no objects to the proposed vacation. (3/03/2022)
3. The developer shall retain utility easement and protect facilities for Evergy. (3/03/2022)
4. ATT has a cable crossing the alley being vacated. ATT would need that section not included in the vacation request. ATT can relocate the cable at the partitioner's expense. (3/03/2022)

Douglas Stockman
Architect
MO License No. 2011009353
dstockman@helixkc.com

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Architect
MO License No. 2011009353
dstockman@belixis.com

Design Architect
SixTwentyOne
1705 Summit Street
Kansas City, MO 64108
913.669.0556

Code Consultant
Code Consultant Service
5050 Malcolm Lake Road
Edgerton, MO 64444
Jeff Boyle
316.985.9669

Civil Engineer
Taliaferro & Browne, Inc.
MO License No. 2013034490
1020 East 8th Street
Kansas City, MO 64106
Lamin Nyang
(816) 223-0460

Structural Engineer
Leigh + O'Kane Engineering
MO License No. 2017000344
250 Northeast Mulberry Street, Suite 201
Lee's Summit, MO 64086
Adam O'Kane

Mechanical, Electrical, Plumbing Engin

Lankford | Fendler + Associates
MO License No. 2006037230
1730 Walnut Street
Kansas City, MO 64108
Greg Fendler
816.221.1411

Olathe, KS 66061
Erica Flad
913.780.6707

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MOW

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City, MO

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3922
Kans

PROJECT NO. 21004.00

SCHEMATIC DESIGN 10/01/2021

PROPOSED SITE PLAN

C002

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Douglas Stockman
Architect
MO License No. 2011009353
dstockman@helixkc.com

Design Architect
SixTwentyOne
1705 Summit Street
Kansas City, MO 64108
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Code Consultant
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Lee's Summit, MO 64086
Adam O'Kane
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mechanical, Electrical, Plumbing
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1730 Walnut Street
Kansas City, MO 64108

Landscape Architect
Landworks Studio
MO License No. LA-2010000196
102 South Cherry Street
Olathe, KS 66061
Erica Flad

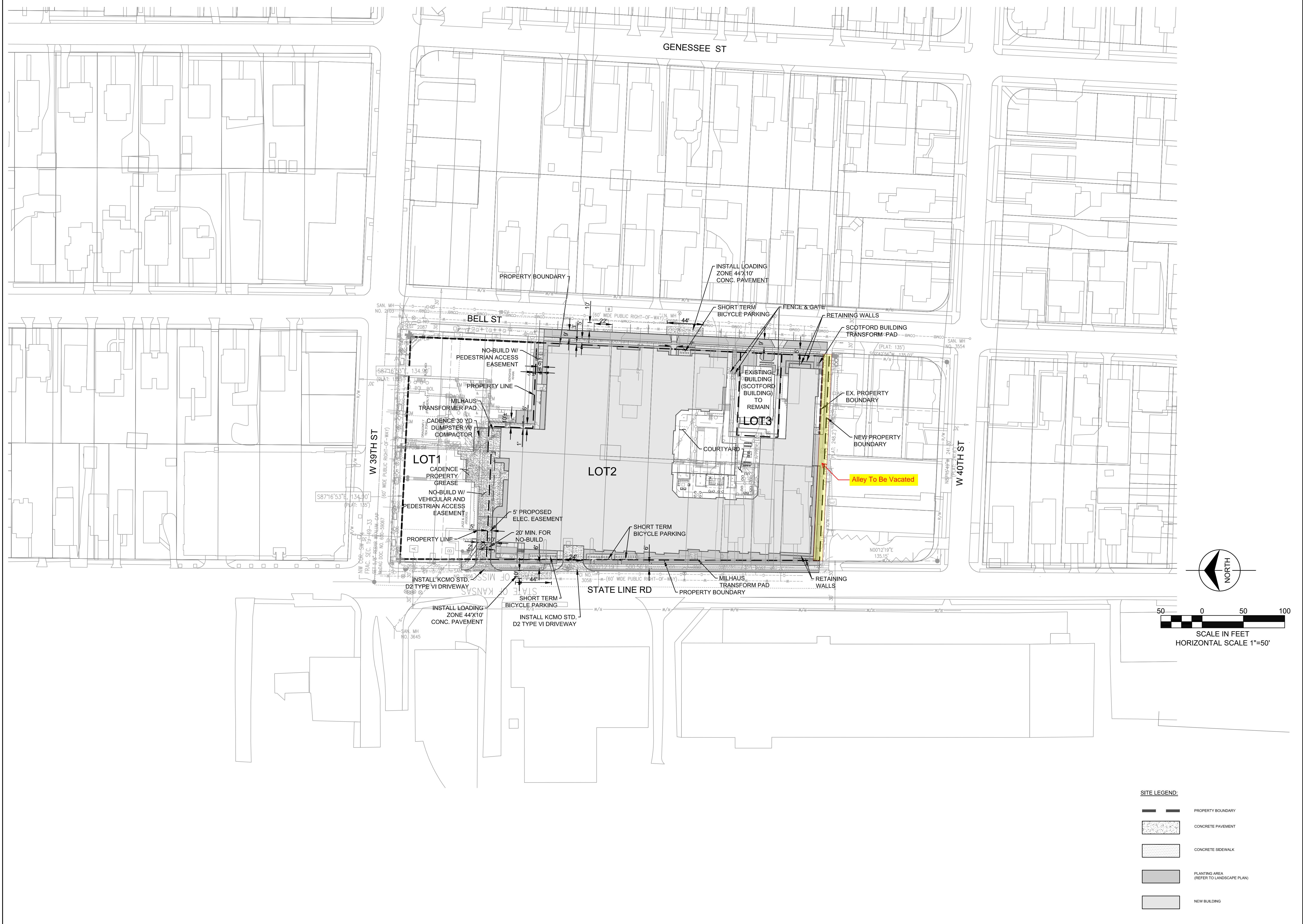
Jamesstown Square

James tow

PROJECT NO. 210
REZONING SUBMISSION 10/01
NO. REVISION [REDACTED]

PRELIMINARY PLAT SHEET C006

© 2021 helix architecture + design





1020 East 8th Street
Kansas City, MO 64106
Phone: 816.283.3456
Fax: 816.283.0810

January 25, 2022

City Planning & Development
15th Fl., City Hall
414 E 12th St.
Kansas City, MO 64106

Re: Jamestown Square Apartments – Alley Vacation Request

Case No. CD-ROW-2021-00037

T&B Job. No. 73-0420

Dear Sir/Madam,

Taliaferro & Browne has completed Rezoning Plan (Case No. CD-CPC-2021-00184) that will provide new building structure for 223 multi-family units with amenity space, courtyard area, and parking garage located on the south side of 39th Street in between State Line Road on the west and Bell Street on the east.

The new building will be constructed along the north side of the existing alley with grading activities within the north half of the alley.

The Developer is requesting to vacate the alley located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of the new apartment building. The easement rights can be retained after the alley is vacated.

We hope this letter of purpose and the attached documents provide the necessary information to evaluate the request for the alley vacation. We would appreciate your timely attention to this project.

If you have any questions or need additional information, please contact me.

VERY TRULY YOURS
TALIAFERRO & BROWNE, INC.

A handwritten signature in black ink, appearing to read 'Lamin Bumi Nyang', is placed above a horizontal line.

Lamin Bumi Nyang, PE
Senior Project Manager

Attachments:
Site Plan



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-000

UTILITY CO. Evergy

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40

TH STREET AND SOUTH OF 39

TH STREET, BETWEEN

STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE S02°42'56"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9; THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9, 247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'19"E, 15.01 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

1. **Our utility/agency has facilities or interest within this right of way:**

Yes (proceed to #2) No (form complete)

2. **Our utility/agency:**

has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

John Massie

Authorized Representative

11/30/21

Date

Return this form to:

Lamin Nyang

816-283-3456

Applicant Name

Phone

1020 E 8th Street

Lnyang@tb-enr.com

Kansas City, MO 64106

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2021-00

UTILITY CO. ATT

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ATT HAS A CABLE CROSSING THE ALLEY BEING VACATED. ATT WOULD NEED THAT SECTION NOT INCLUDED IN THE VACATE REQUEST. ATT CAN RELOCATE THE CABLE AT PARTITIONERS EXPENSE

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RUSSELL CROFT

Russell Croft

Authorized Representative

12/14/21

Date

Return this form to:

Lamin Nyang

816-283-3456

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Phone

1020 E 8th Street

Lnyang@tb-engr.com

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CASE NO. CD-ROW-2021-000

UTILITY CO. Charter

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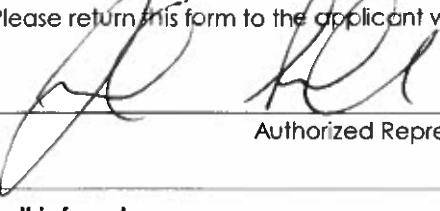
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Authorized Representative

12/6/21
Date

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Kansas City, MO 64106

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CASE NO. CD-ROW-2021-009

UTILITY CO. KCMO Water Services Department

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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Authorized Representative

01/20/2022
Date

Return this form to:

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Applicant Name

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Address

Kansas City, MO 64106

Lnyang@tb-enr.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-000

KCMO Fire Department
UTILITY CO. _____

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Lamin Nyang
Authorized Representative

10/28/21
10/25/2021

Date

Return this form to:

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CASE NO. CD-ROW-2021-000

UTILITY CO. KCMO Public Works Department

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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO.

UTILITY CO. KCMO Public Works Department - Streetlights

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

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- Please return this form to the applicant within 30 days.

Octavio Moncada

10/26/2021

Authorized Representative

Date

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Lamin Nyang

816-283-3456

Applicant Name

Phone

1020 E 8th Street

Kansas City, MO 64106

Lnyang@tb-engr.com

Address

Email