



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 1st Plat

Docket #C3

Request
CLD-FnPlat-2023-00020
Final Plat

Applicant
Mitchell Slutter
Renaissance Infrastructure

Owner
Owen Haake
NorthPoint Development

Location 2914 Main Street
Area About 3.5 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. Scheduling deviations from 2023 Cycle P have occurred due to plat complications.

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 7.54 acres generally located at 100 West 31st Street from UR to UR and approved a development plan and preliminary plat for 373 residential units.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 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 Wyandotte Avenue to create one (1) lot and two (2) tracts to allow for a multifamily structure with 373 units. This use was approved in Case No. CD-CPC-2022-00123 which served as the Preliminary Plat. 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-2023-00020

Project: ArriveKC, 1st Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. 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.
2. 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.)
3. Prior to recording of the plat please upload the most recent years paid tax receipt.
4. 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.
5. 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.
6. 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.
7. 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.

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 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, 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 and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
9. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
10. 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 as may be required.
11. The developer shall 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 developer shall 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

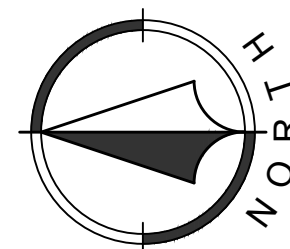
13. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
14. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of 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.
15. The developer shall 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.
16. The developer shall grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

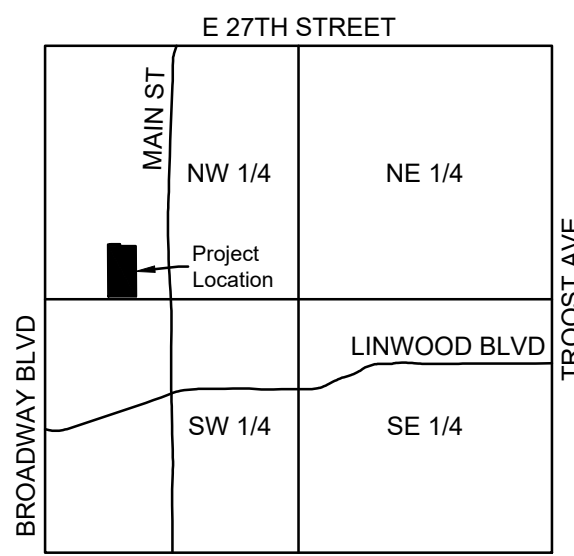
17. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. • Fire hydrants shall be installed and operable prior to the arrival of any combustibile building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1

FINAL PLAT ARRIVEKC NO. 1

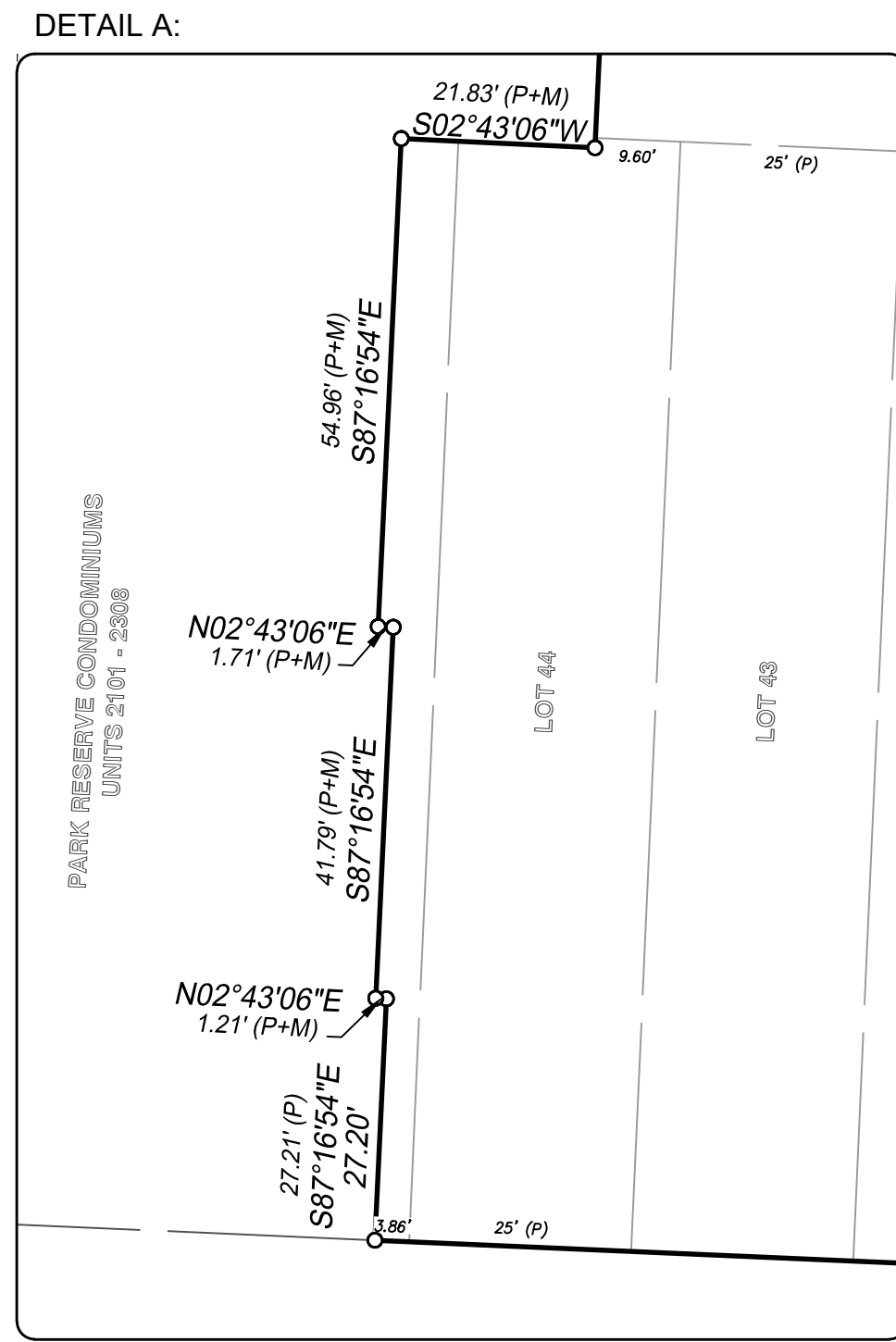
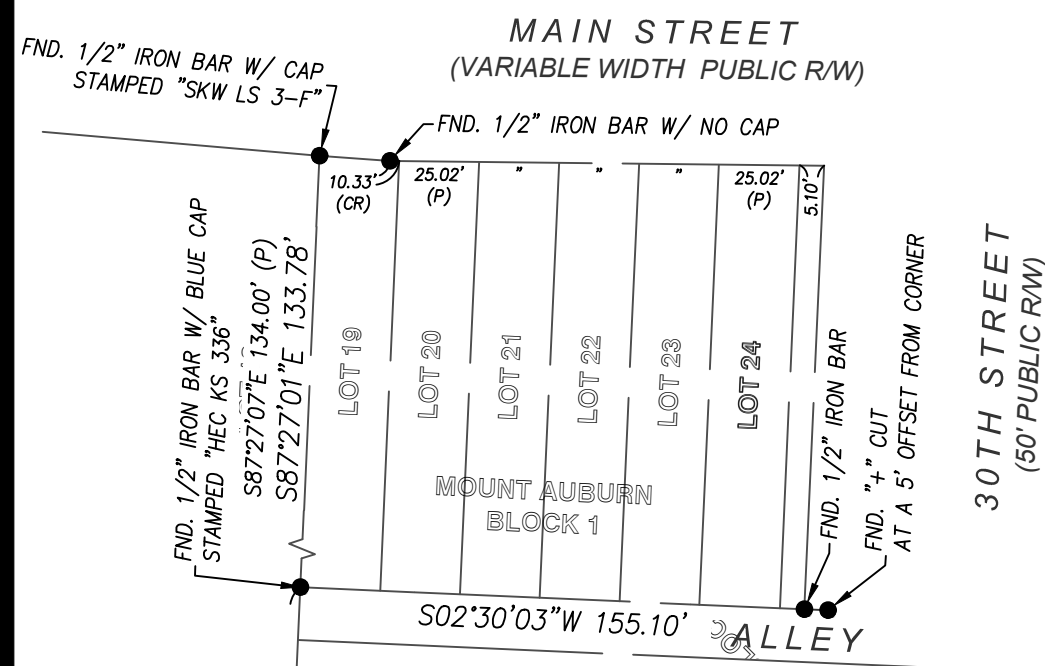
A REPLAT OF LOTS 4 THROUGH 19 AND 24 THROUGH 44, PART OF LOTS 45 AND 3, BLOCK 3, MOUNT AUBURN
AND ADJOINING VACATED PUBLIC RIGHT-OF-WAY IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



1"=40'
0 20' 40'



SECTION 17-49-33
NTS



PROPERTY DESCRIPTION:

All of Lots 4 through 19 and 24 through 44, Part of Lots 45 and 3, Block 3, MOUNT AUBURN, a subdivision in Kansas City, Jackson County, Missouri and all of the vacated alley East of and adjacent to the aforesaid lots in Block 3 and part of the West 1/2 of vacated Baltimore Avenue, lying in Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian (5th P.M.), as surveyed by Michelle L. Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 27, 2023 more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 24, Block 3, MOUNT AUBURN, said point being the intersection of East right of way line of Wyandotte Avenue as now established and the North right of way line of East 31st Street as now established; thence North 02°30'03" East along said East right of way line of Wyandotte Avenue a distance of 542.15 feet to the Southwest Corner of the Final Plat of Park Reserve Condominiums Units 2101-2308, a subdivision in Kansas City, Jackson County, Missouri, recorded in Book 1162, Page 91, Instrument 2016E0056449; thence South 87°16'54" East along said South line a distance of 27.20 feet; thence North 02°43'06" East a distance of 1.21 feet; thence South 87°16'54" East a distance of 41.79 feet; thence North 02°43'06" East a distance of 1.71 feet; thence South 87°16'54" East a distance of 54.96 feet; thence South 02°43'06" West a distance of 21.83 feet; thence South 87°16'54" East a distance of 162.09 feet to a point on the East Line of the West 1/2 of said vacated Baltimore Avenue; thence South 02°30'03" West along said East line a distance of 523.96 feet to a point on said North right of way line of East 31st Street; thence North 87°08'05" West a distance of 285.98 feet to the POINT OF BEGINNING, containing 152,292 square feet or 3.496 acres more or less.

COMMON AREA TRACTS:

Common Area Tract "A" aerial boundary is above the top of the garage at finished floor elevation of 995.64.
Common Area Tract "B" aerial boundary is above the top of the garage at finished floor elevation of 982.00.

LAND DATA	AREA
Total Land Area	152,293 S.F.
Land Area for Proposed and Existing Right of Way	0 S.F.
Net Land Area	152,293 S.F.
Plat Data	Count
Number of Lots	1
Number of Tracts	2

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as ARRIVEKC NO. 1.

EASEMENT DEDICATION: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

STREET DEDICATION: Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the Boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail; provided, however such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

FLOOD PLAIN: The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0254G, effective January 20, 2017.

STREET GRADES: The Street Grades for E 31st Street were previously established by Ordinance No. _____ passed _____; the Street Grades for Wyandotte Avenue were previously established by Ordinance No. _____ passed _____.

CASH IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$ 264,009.16 in lieu of required parkland dedicating for Multi-family Units pursuant to Section 88-405-17-c of the Zoning and Development Code.

PLAT DEDICATION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 20____.

KANSAS CITY AREA TRANSPORTATION AUTHORITY

Frank White III, President and CEO

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me a Notary Public in and for said County and State, came Frank White III, President and CEO of Kansas City Area Transportation Authority, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Kansas City Area Transportation Authority and he duly acknowledged the execution of the same to be the act and deed of said Kansas City Area Transportation Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____
Case No: _____
Michael J. Shaw
Director

COUNCIL
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor City Clerk
Quinton Lucas Marilyn Sanders

Vincent E. Brice
Jackson County Assessment Department

NOTES:

- Basis of Bearings: PARK RESERVE CONDOMINIUMS UNITS 2101 - 2308
- Error of Closure: 1 part in: 159063.542'
- All bearings and distances shown on this final plat are plotted and measured unless otherwise noted.

I hereby certify that this Minor Subdivision - Lot Consolidation is based upon an actual field survey performed by me or under my direct supervision during March 2023, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape

**PRELIMINARY
FINAL PLAT UNDER REVIEW**

ARRIVEKC NO. 1

Prepared For:
NorthPoint Development
Owen Haake
3315 North Oak Trafficway
Kansas City, Missouri 64116
(816) 888-7380



Date of Preparation: July, 2023
Revised: August 30, 2023

132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

Michelle L. Brown Missouri PLS-2016019003
RIC MO CLS-2011003572
mbrown@ric-consult.com

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- PLATTED
- (P) MEASURED
- (CR) CALCULATED FROM RECORD
- A/E ACCESS EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT