

Ordinance #

# CD-CPC-2025-00041

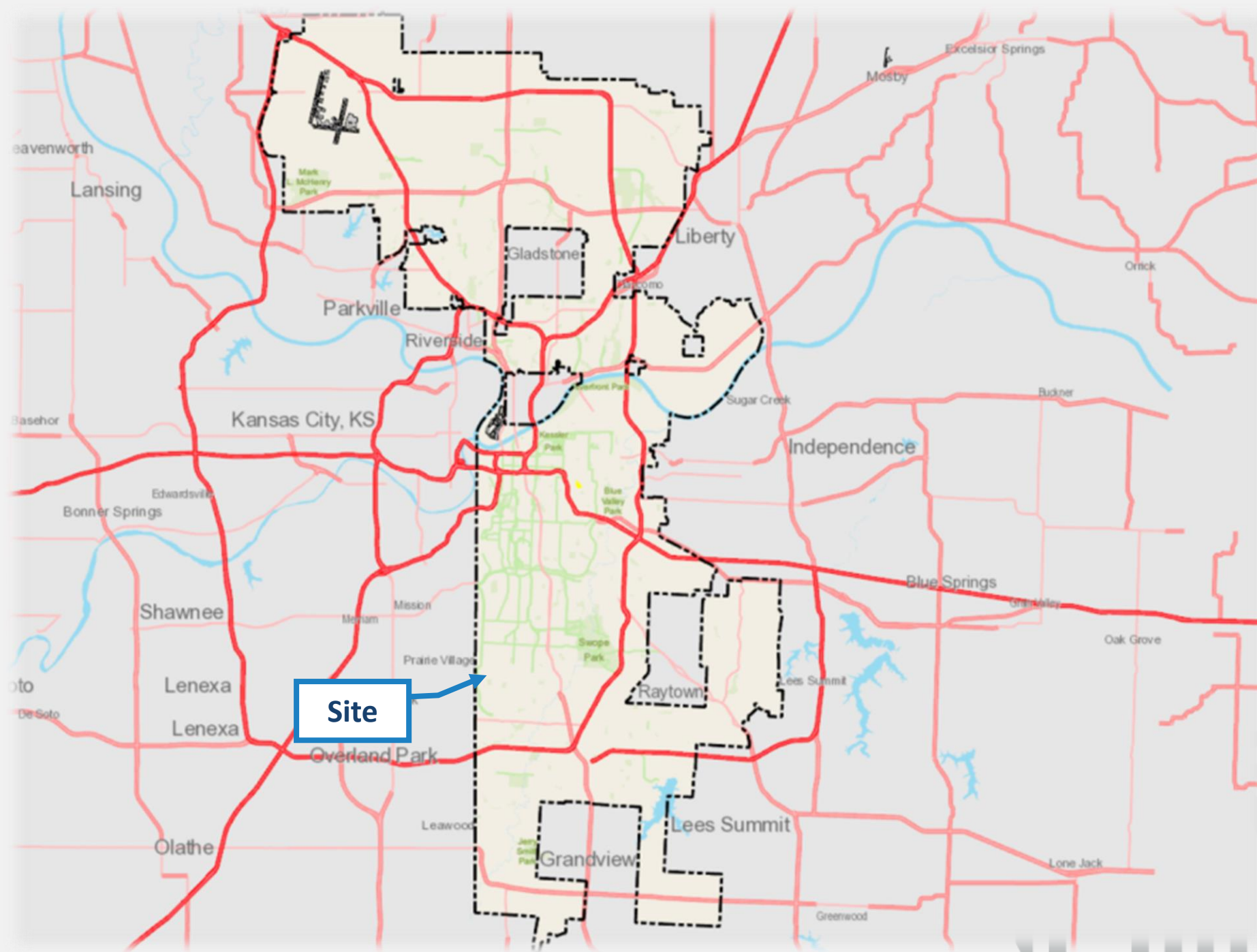
The applicant is seeking approval of a major amendment to a previously approved development plan to construct two new commercial buildings on the subject site.

date

*Prepared for*

Neighborhood Planning and Development Committee

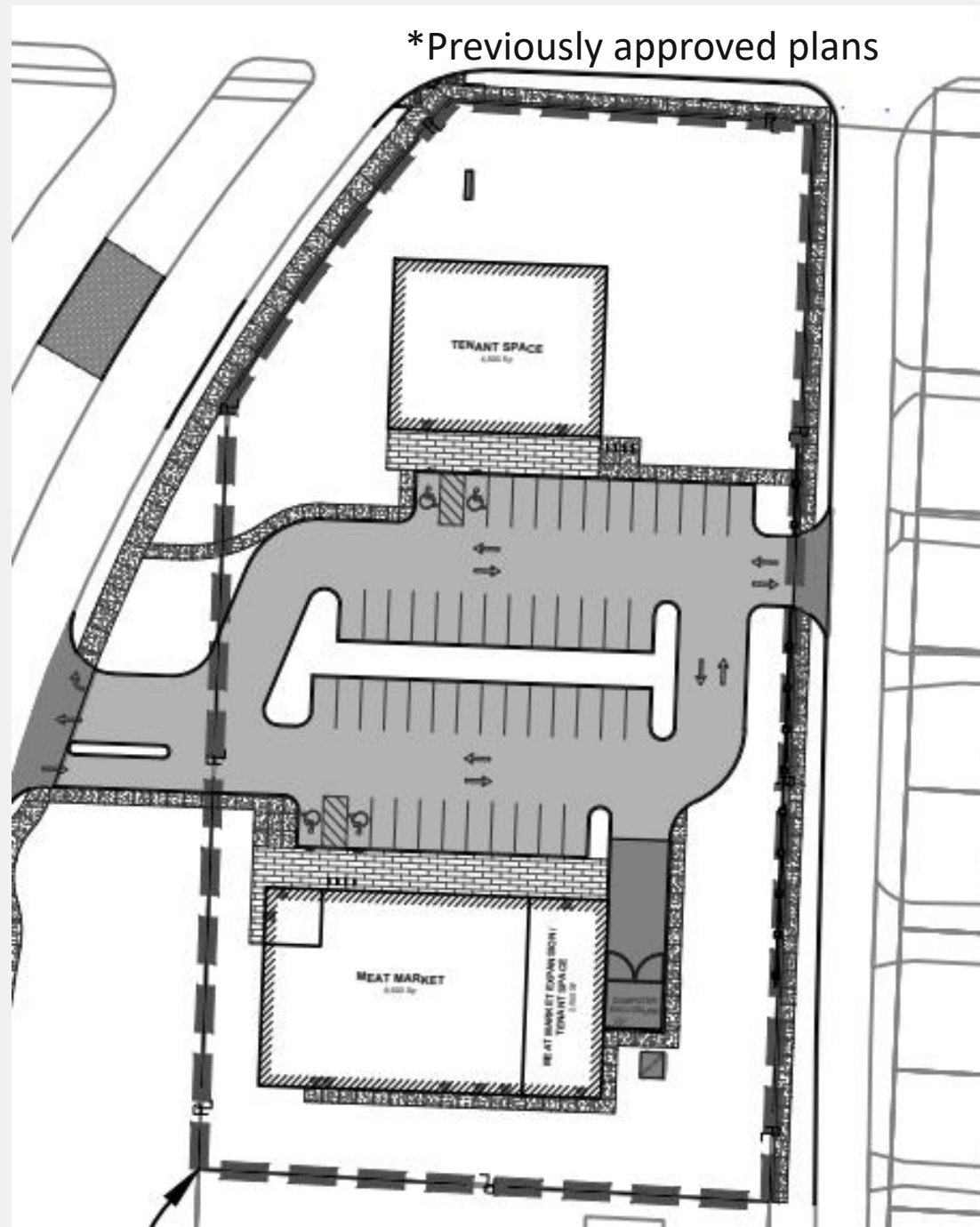
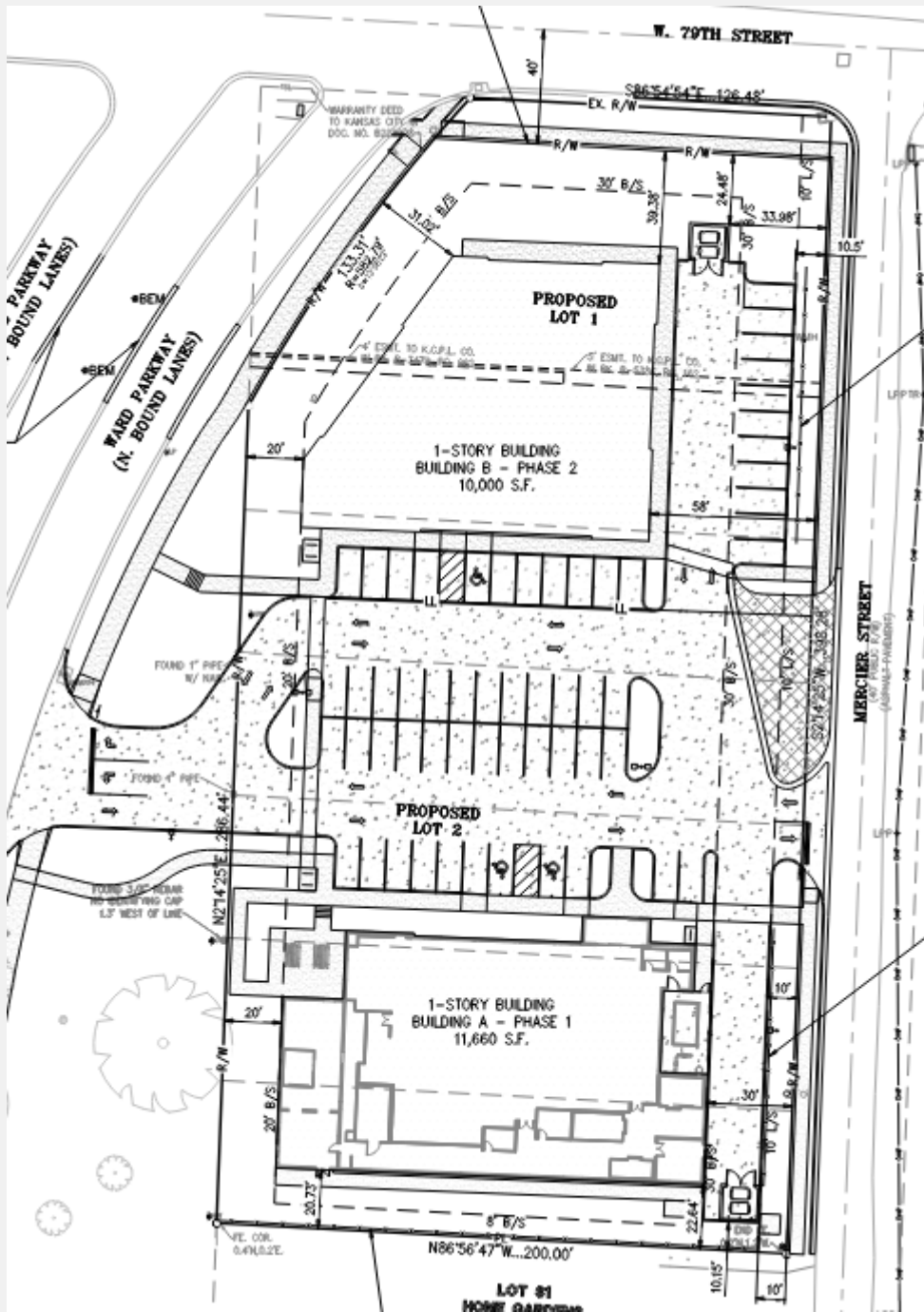


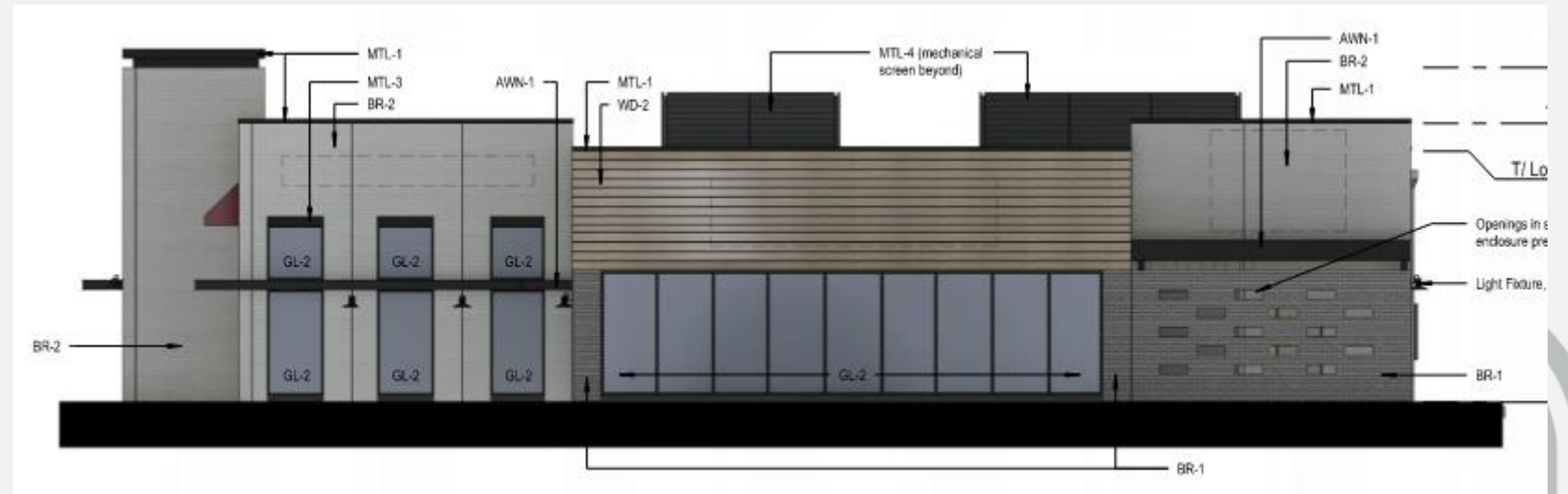




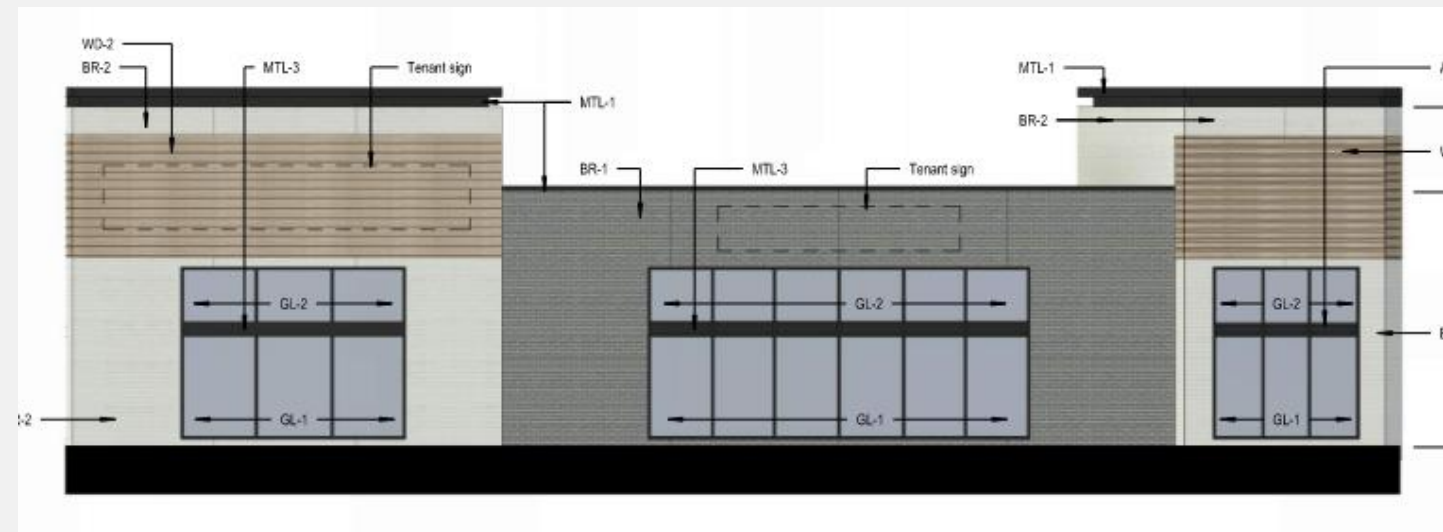












**88-516-05 - APPROVAL CRITERIA FOR PLANS**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

**88-516-05-C.** Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

**88-516-05-F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

**88-516-05-G.** Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

**88-516-05-H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

**88-516-05-I.** The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.



## 88-516-05 - APPROVAL CRITERIA FOR PLANS

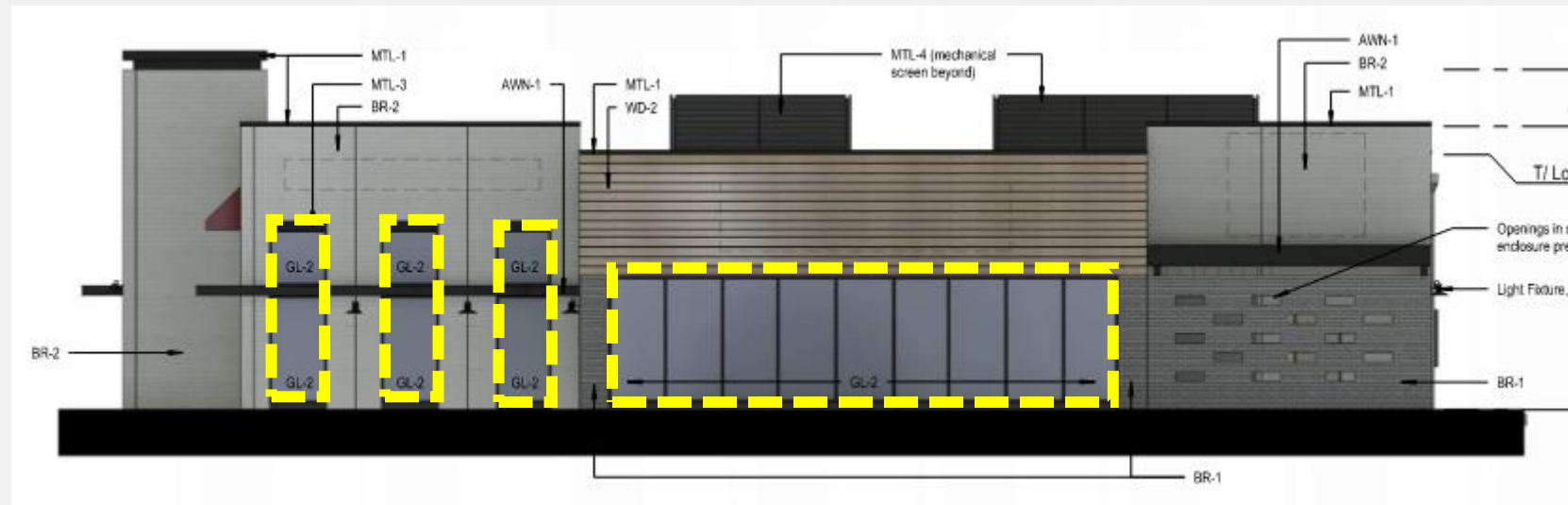


In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

- Yes, if the variances (5/14 BZA) to the parkway transparency standard are approved, the proposed project would comply with the zoning and development code. AN
- The proposed project has received a low–medium alignment with the area plan and KC Spirit Playbook due to development context and form guideline issues. See the KC Spirit Playbook and Area Plan Checklist for more information. SC

- If adjacent to and within 150 ft of a parkway, structures shall provide a minimum of 33% transparency on the ground-level façade facing the parkway.
- 88-810-2165 defines transparency as “windows or doors that allow clear views of indoor spaces. To qualify as transparent, windows or doors shall not be mirrored, darkly tinted, or of any material that obscures visibility between the inside and outside.”
- The applicant has requested a variance to this requirement.
- Variances approved for last Development Plan.

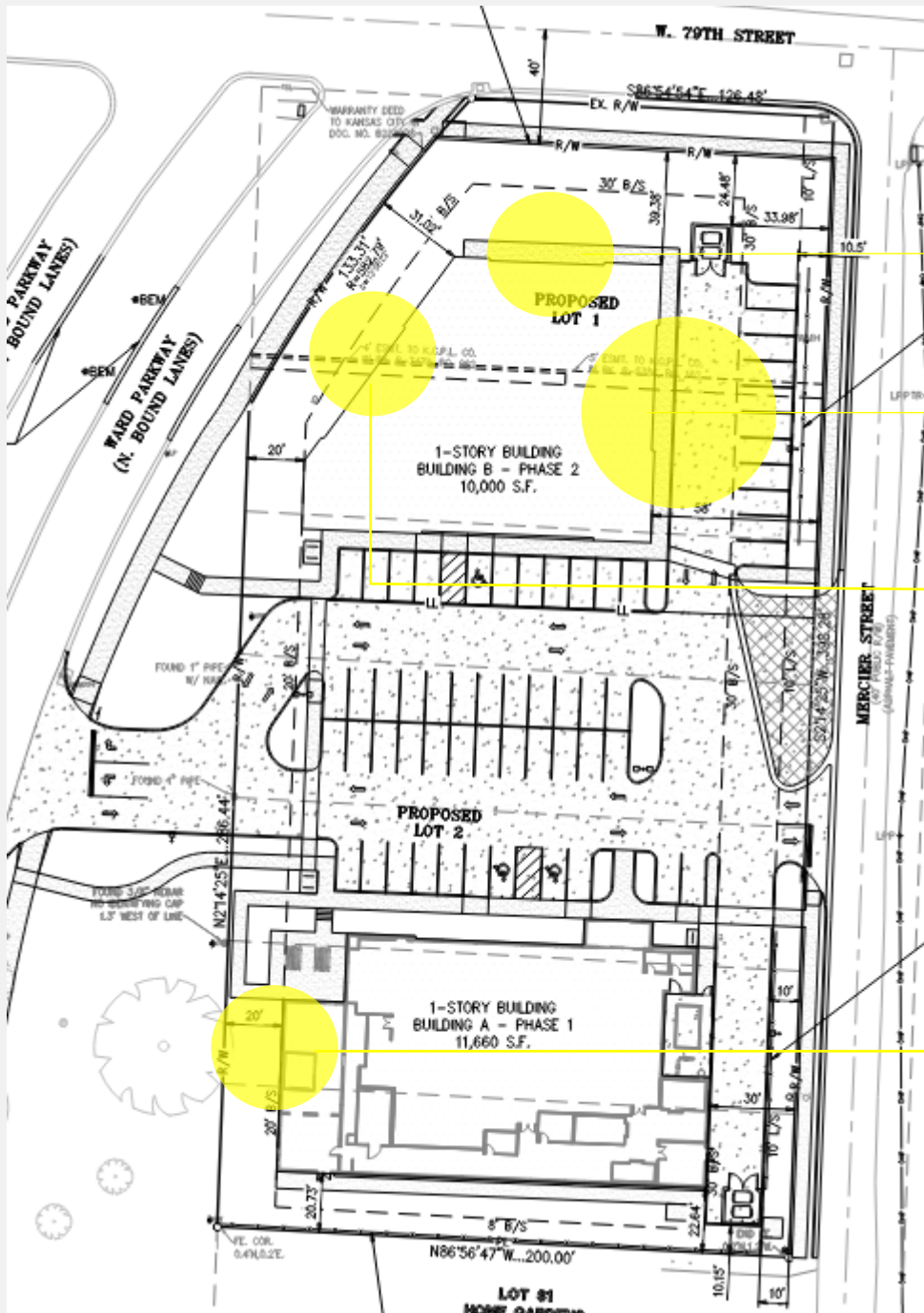


# KC Spirit Playbook

- Global Design Guidelines
  - Preserves, refurbishes, and reuses historic buildings.
- Goal supporting criteria
  - Connected city.

## \*Non-alignment explanation

- Previously approved plans.
- Use layout limitations.
- Updated construction.

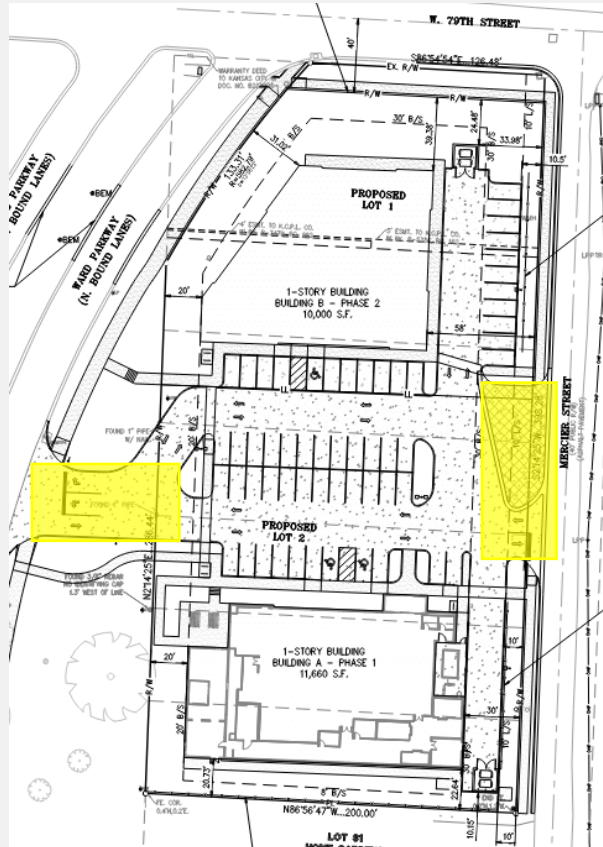




88-516-05-B. The proposed use must be allowed in the district in which it is located.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.



- Access points off of Ward Parkway and Mercier St
- Mercier St access point - very large, especially considering the access point is adjacent to an established residential neighborhood.
  - The design of the Mercier St access point accommodates the semi-trailer traffic, with the rear wheels using the stamped concrete area (not permeable) when semi-trailers enter/exit the site. Though not ideal, the site's alternative access points, Ward Parkway or W 79th St, also a busy intersection, are less favorable considering loading traffic.

properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

- Considering the property is adjacent to an established residential neighborhood, the proposed project needed to provide adequate landscaping, fences, or buffers. The buildings wrap glazing around the structure (when feasible), 6 ft solid fencing, and street trees along Mercier St to help mitigate negative influences from the commercial property.

- Interior vehicular use area – alt compliance.
- 6 ft fence.
- Glazing features on the west side.





# CD-CPC-2025-00041

## **City Plan Commission Recommendation**

Approval, Subject to Conditions