



**City Planning and Development Department  
Development Management Division**

**kcmo.gov/planning**  
15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64016-2795  
(816) 513-8801

**STAFF REPORT**

**City Plan Commission April 17, 2018**

**(7a, 7b & 7c)**

- 7a) Case No. 675-S-11** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 4 acres, in an area generally bounded by E. 22<sup>nd</sup> Street on the North, E. 23<sup>rd</sup> Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west from Downtown Residential to Residential.
- 7b) Case No. 12708-UR-5** - About 95 acres generally bounded by 22<sup>nd</sup> Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27<sup>th</sup> Street and about 100 feet south of 27<sup>th</sup> Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27<sup>th</sup> Street on the west, to consider the approval of a development plan amendment that also acts as a preliminary plat in District UR (urban redevelopment district) relating to changing the configuration of approximately 4 acres, in an area generally bounded by E. 22<sup>nd</sup> Street on the North, E. 23<sup>rd</sup> Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west, creating 31 residential lots.
- 7c) Case No. SD 1583, Final Plat, Mount Prospect** - To consider approval of a final plat in District UR (Urban Redevelopment) on approximately 4 acres, in an area generally bounded by E. 22<sup>nd</sup> Street on the North, E. 23<sup>rd</sup> Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west, creating 31 residential lots and three tracts.

**Applicant:** Lance Carlton, UC-B Home Builders, LLC

**Property Owner:** Land Clearance for Redevelopment Authority

**Agent:** Matthew Raveill, PE, Kaw Valley Engineering  
[raveill@kveng.com](mailto:raveill@kveng.com)

**Prior Cases:**

**Case No. 139-S-2** – Ordinance No. 950034, passed February 22, 1995, amended the Hospital Hill No. 2 URP by adding 14 additional parcels to the acquisition category and designating a new project area called the Longfellow Heights II Area for the construction of 124 apartment units.

**Case No. 139-S-3** – Ordinance No. 980989, passed September 10, 1998, amended the Hospital Hill No. 2 Urban Renewal Plan (URP) by including 37 additional parcels for acquisition in the area generally bounded by 22<sup>nd</sup> Street, 24<sup>th</sup> Street, Troost Avenue and Campbell Avenue.

**Case No. 139-S-4** – Ordinance No. 001637, passed January 25, 2001, approved a modification to the Hospital Hill No. 2 Urban Renewal Plan by expanding the boundaries to include two additional areas.

**Case No. 139-S-5** -- CS Ordinance No. 020442 passed May 23, 2002 approved the Beacon Hill “353” Redevelopment Corporation Plan for the redevelopment and rehabilitation of the neighborhood as provided in the Urban Redevelopment Corporation Law of the State of Missouri (Chapter 353, R.S.Mo.1978, as amended). Note: This is the approved “353” plan.

**Case No. 12708-URD** – CS Ordinance No. 020443 passed May 23, 2002, rezoned the subject 94 acre area from Districts, C3a2 (Intermediate business, high buildings, district), C-2 (Local retail business district), C-1 (Neighborhood retail business district) and R-4 (Low apartment district) to District URD (Urban redevelopment district) and the approval of a development plan for mixed uses. Note: This was the original approved URD development plan.

**Case No. 139-S-6 – CS Ordinance No. 090947**, passed December 3, 2009, Approving the assignment of certain development rights with respect to Phase 1B of the Beacon Hill Development Plan, by and among Beacon Hill Redevelopment Corporation, Hospital Hill Economic Development Corporation, and 27th & Troost Redevelopment Corporation; releasing Beacon Hill Redevelopment Corporation as it relates to certain development rights; and authorizing execution of an Assignment and Assumption Agreement among Beacon Hill Redevelopment Corporation, Hospital Hill Economic Development Corporation, 27th & Troost Redevelopment Corporation and the City of Kansas City, Missouri.

**Case No. 12708-URD-1** - CS Ordinance No. 090851, 020443 passed December 3, 2009, approved an amendment to a development plan District URD (Urban redevelopment district) and the approval of a development plan for mixed uses. This amendment allowed for the construction of the nine building, 45 unit townhome project at the SE corner of the project and revised the phasing.

**Case No. 12708-UR-2** – Ord. No. 130324, passed May 9, 2013, approved an amendment to a previously approved development plan amendment in District UR (Urban redevelopment district) to allow for UMKC student housing, adds a 35,000 SF grocery store and revises the land use totals in the district.

**Case No. 12708-UR-3** – Ord. No. 160490, passed July 14, 2015, approved an amendment of a previously approved development plan in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24<sup>th</sup> Street and south of Bruce R. Watkins Drive to allow for a hotel and further to add single family homes in lieu of townhomes in select locations.

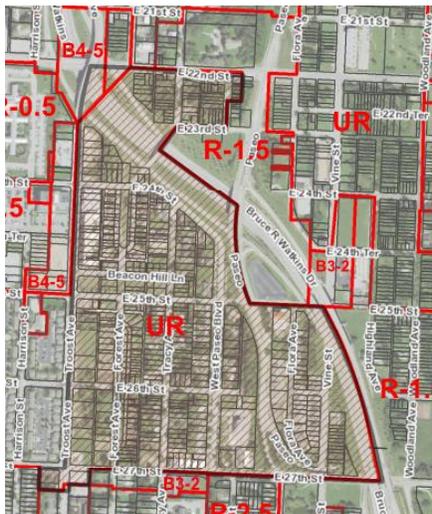
**Case No. 675-S-9** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 2 acres generally located east of Troost Avenue, north of E 27<sup>th</sup> Street, from Residential Medium to Downtown Residential. City Plan Commission recommended approval on May 16, 2017. Resolution 170584 was passed August 10, 2017.

**Case No. 12708-UR-4** – About 94 acres generally bounded by 22<sup>nd</sup> Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27<sup>th</sup> Street and about 100 feet south of 27<sup>th</sup> Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27<sup>th</sup> Street on the west -- to consider the approval of a development plan amendment in District UR (urban redevelopment district) relating to changing the general configuration of Forest Avenue, amending the proposed land use at the northeast corner of 27<sup>th</sup> and Troost from grocery to retail and adding apartments, and to add single family homes in select locations. Commission recommended approval on May 16, 2017. Ordinance 170565 was passed August 10, 2017. *This is the current approved plan.*

**Arterial Street Impact Fee:** Exempt

**Existing Conditions/Surrounding Land Uses:**

- North:** commercial, industrial, undeveloped land, Western Baptist Bible College (zoned M1-5, B3-2)
- South:** commercial, multi-family residential, single family residential (zoned B4-5/TCO, B3-2, R-1.5)
- East:** multi-family residential, single family residential (zoned R-1.5)
- West:** multi-family residential, single family residential, Hospital Hill Campus (zoned B4-/TCO, R-1.5, R-2.5, M1-5, B4-5, R-0.5)



**Area Plan Compliance (per Angela Ely, Long Range Planning):**

The current area plan of record for this area is the Greater Downtown Area Plan which was adopted by City Council with Resolution No. 100049 on March 11, 2010. The future land use recommends Downtown Residential land use. That type of land use is primarily intended to

accommodate residential development and small-scale commercial use on lower floors, with residential units above. This land use classification corresponds with the DR zoning district. The proposed additional residential housing within the UR District does not follow a downtown residential definition but the development incorporates low density housing in an urban setting which matches the intent of the UR District.

**Urban Redevelopment Plan Amendment:**

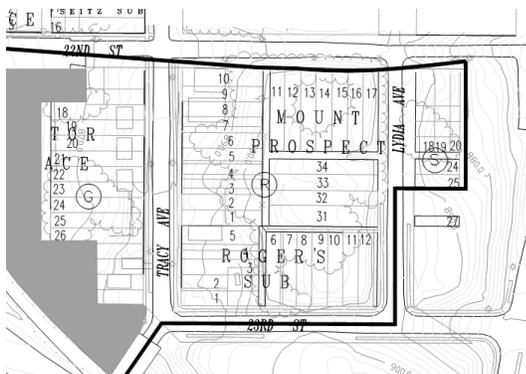
The Beacon Hill Neighborhood UR Redevelopment plan would be amended to permit creation of 31 townhome lots within the Mount Prospect area. This concept has been previously approved in various configurations, most recently in 2017. The proposed plan revises the number of lots and street layout and proposes townhome rather than single family development.

The previously approved plan portrayed several lots backing onto and visible from the Paseo. A concern of the prior plan was that four-sided architecture be utilized for those homes (rear) visible from the Paseo. The proposed plan does not propose development of that land adjacent to the Paseo. Several lots front onto Tracy Avenue, with others fronting onto private drives.

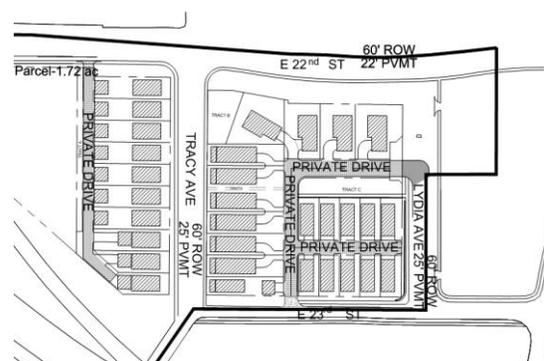
The plan proposes front setbacks ranging from 0 ft. to 10 ft. Side setbacks range from 0 ft. to 5 ft., while rear range from 0 ft. to 25 ft. Setbacks vary depending upon the location of the lot within Mount Prospect.

No elevation drawing are provided. Final UR plans will be administratively approved.

**2017 plan**



**Proposed plan**



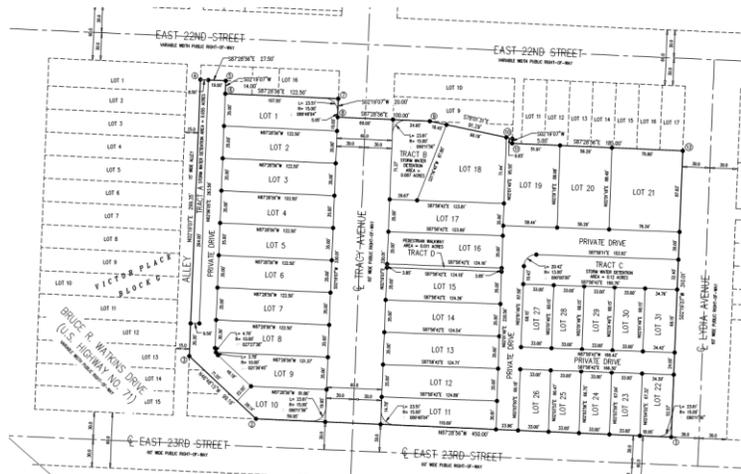
**Final Plat:**

The final plat of Mount Prospect proposes creation of 31 lots, upon which townhomes will be constructed. Several lots will front onto Tracy Avenue, while others front onto private drives.

Several stormwater detention tracts are shown.

A pedestrian access easement is provided between Lots 15 and 16, and a private sidewalk extends easterly.

According to a note on the plan, parkland requirements are met within the Beacon Hill UR plan by provision of 8.84 acres of private open space, plus 2.21 acres of future dedication west of the Paseo between E. 22<sup>nd</sup> and E. 23<sup>rd</sup> Streets. A condition of approval of the prior UR plan amendment in regard to ensuring that parkland requirements are met will carry through.



**Recommendation:**

**7a) Case No. 675-S-11** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 4 acres, in an area generally bounded by E. 22<sup>nd</sup> Street on the North, E. 23<sup>rd</sup> Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west from Downtown Residential to Residential.

*City Planning & Development Department staff recommends approval.*

**7b) Case No. 12708-UR-5** - About 95 acres generally bounded by 22<sup>nd</sup> Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27<sup>th</sup> Street and about 100 feet south of 27<sup>th</sup> Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27<sup>th</sup> Street on the west -- to consider the approval of a development plan amendment that also acts as a preliminary plat in District UR (urban redevelopment district) relating to changing approximately 4 acres, in an area generally bounded by E. 22<sup>nd</sup> Street on the North, E. 23<sup>rd</sup> Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west, creating 31 residential lots.

*City Planning & Development Department staff recommends approval, subject to the following conditions:*

*Conditions per Patty Noll, Development Management Division of City Planning & Development ([Patty.Noll@kcmo.org](mailto:Patty.Noll@kcmo.org)) (816) 513-8826*

- 1) As a condition of issuance of a building permit, prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved 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.

***Conditions per Amy Bunnell (amy.bunnell@kcmo.org), Land Development Division, City Planning & Development (816) 513-2509***

- 2) That the developer revise sheet UR-16 at this time so as to:
  - a. Verify adequate fire truck access/turnaround area is provided;
  - b. Show concept for sanitary sewers; and
  - c. Clarify private vs public sewers.
- 3) 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.
- 4) The developer must submit an update to the previously accepted Macro drainage study for the overall development to address the development amendments along with a detailed Micro storm drainage study, including a BMP level of service analysis, stormwater management mitigation, and proposed installation of permanent BMP's. All new projects within the UR boundary, whose stormwater discharge is tributary to stormwater facilities designed and constructed since the approval of the original Beacon Hill URD, which are substantially in compliance with the degree of imperviousness resulting from the land use as noted in the original Beacon Hill URD plan, shall provide stormwater management systems that are in conformance with the original stormwater design assumptions and criteria. New projects which increase impervious areas beyond the original Beacon Hill URD plan shall provide stormwater management facilities which meet the most current criteria adopted by Land Development Division. The developer must secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
- 5) 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.
- 6) That the developer shall design and construct all public and private interior streets/alleys to City Standards, as required by Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks, with exceptions to the standards noted on the typical section details included with the approved development plan.

- 7) 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, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
- 8) The developer must petition for the vacation of right-of-way as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final 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 must integrate into the existing street light system (and utility poles) any relocated existing street lights (and utility poles) within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights (and utility poles) must comply with all adopted lighting standards (and utility companies).
- 11) The developer 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, to identifying 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.
- 12) The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage of any tracts.
- 13) 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.

- 14) 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.
  - 15) The developer secures permits to reconstruct sidewalks, curbs and drive entrances (and associated streetscape) along the project frontage per the approved plan and where modifying the sidewalk at the drive modifications as required by Land Development Division and meeting ADA requirements, prior to working in the right-of-way and prior to issuance of any site or building permits.
  - 16) The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division for the amended use of the property and address any inadequacies therein prior to issuance of connection authorization and/or issuance of any temporary certificate of occupancy (TCO).
  - 17) 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.
  - 18) The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
  - 19) The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by Land Development Division.
  - 20) 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.
- 7c) Case No. SD 1583, Final Plat, Mount Prospect** - To consider approval of a final plat in District UR (Urban Redevelopment) on approximately 4 acres, in an area generally bounded by E. 22<sup>nd</sup> Street on the North, E. 23<sup>rd</sup> Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west, creating 31 residential lots and three tracts.

***City Planning & Development Department staff recommends approval, subject to the following conditions:***

***Conditions per Amy Bunnell (amy.bunnell@kcmo.org), Land Development Division, City Planning & Development (816) 513-2509***

1. The developer must submit an update to the previously accepted Macro drainage study for the overall development to address the development amendments along with a detailed Micro storm drainage study, including a BMP level of service analysis, stormwater management mitigation, and proposed installation of permanent BMP's. All new projects within the UR boundary, whose stormwater discharge is tributary to stormwater facilities designed and constructed since the approval of the original Beacon Hill URD, which are substantially in compliance with the degree of imperviousness resulting from the land use as noted in the original Beacon Hill URD plan, shall provide stormwater management systems that are in conformance with the original stormwater design assumptions and criteria. New projects which increase impervious areas beyond the original Beacon Hill URD plan shall provide stormwater management facilities which meet the most current criteria adopted by Land Development Division. The developer must secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
2. 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.
3. That the developer shall design and construct all public and private interior streets/alleys to City Standards, as required by Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks, with exceptions to the standards noted on the typical section details included with the approved development plan.
4. 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, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
5. The developer must petition for the vacation of right-of-way as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
6. 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.

7. The developer must integrate into the existing street light system (and utility poles) any relocated existing street lights (and utility poles) within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights (and utility poles) must comply with all adopted lighting standards (and utility companies).
8. The developer 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, to identifying 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.
9. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage of any tracts.
10. 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.
11. 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.
12. The developer secures permits to reconstruct sidewalks, curbs and drive entrances (and associated streetscape) along the project frontage per the approved plan and where modifying the sidewalk at the drive modifications as required by Land Development Division and meeting ADA requirements, prior to working in the right-of-way and prior to issuance of any site or building permits.

13. The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division for the amended use of the property and address any inadequacies therein prior to issuance of connection authorization and/or issuance of any temporary certificate of occupancy (TCO).
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 provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
16. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by Land Development Division.
17. 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.

***Conditions per Richard Allen, Parks & Recreation Department:***

18. The developer shall clearly identify the number of residential units being planned. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or dedicate acreage of private open space for parkland purpose, pursuant to Section 88-408 of the zoning and Development Code.
19. The developer shall submit a streetscape plan with street tree planting plan for approval and permitting by the Parks and Recreation Department prior to beginning work in the public right-of-way.

***Conditions per Nimesha Senanayake (Nimesha.Senanayake@kcmo.org), Project Manager, Main Extensions, Water Services Department (816) 513-0460***

20. That the developer ensure that water service lines meet current standards.

City Plan Commission Staff Report  
Cases 675-S-11, 12708-UR, and SD1538, Final Plat of Mount Prospect  
April 17, 2018

21. That the developer perform a flow test to confirm that fire hydrants are adequate to provide fire flow per code.

***Conditions John Hastings, Kansas City Fire Department, ([John.Hastings@kcmo.org](mailto:John.Hastings@kcmo.org))  
816-513-4643***

22. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the *International Fire Code 2012*. (*IFC-2012: § 507.1*)
23. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (*IFC2012: § 507.5.1.1*).
24. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by City Planning and Development. (*IFC-2012: § 102.4*).

**Respectfully Submitted,**  
Patricia A. Elbert Noll, Planner  
[Patty.Noll@kcmo.org](mailto:Patty.Noll@kcmo.org)  
(816) 513-8826